

COUNCIL
AGENDA

DEC 17, 1984

THE COUNCIL OF
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

MONDAY, DECEMBER 17, 1984, 9:30 AM

COUNCIL CHAMBERS

1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 1M2

Prepared by: Clerk's Department

COUNCIL MEMBERS ARE REQUESTED TO CONTACT THE APPROPRIATE DEPARTMENT HEADS
PRIOR TO THE MEETING IF GREATER EXPLANATION OR DETAIL IS REQUIRED WITH REGARD
TO ANY ITEM ON THE AGENDA.

1. THE LORD'S PRAYER

2. MINUTES OF PREVIOUS COUNCIL MEETINGS - December 10, 1984

3. PROCLAMATIONS

A.04.01

- (a) Motorcycle Weekend: January 4-6, 1984

4. PRESENTATIONS - Nil.

5. DEPUTATIONS

A.04.01

- (a) BIG BROTHERS OF PEEL

Mr. Richard Whitehead, Executive Director, Big Brothers of Peel, will appear before Council with respect to the expansion of their level of service to meet the growing needs of fatherless boys.

L.09.03.01

- (b) MOBILE SIGNS

Mr. Paul Kelland of the Mobile Sign Association, will appear before Council with respect to the following recommendation of the By-law Committee at its meeting of December 6, 1984, which matter was referred by General Committee on December 12, 1984, to this meeting of Council, without recommendation:

- (a) That the oral presentation by Mr. Paul Kelland of the Mobile Sign Association, to the By-Law Committee at its meeting on December 6, 1984, along with his letter dated December 4, 1984 regarding the leasing of mobile signs in the City of Mississauga, be received.
- (b) That a by-law be enacted to license persons carrying on the business of leasing mobile signs in the City of Mississauga.

See UNFINISHED BUSINESS - UB-3.

B.08.01

- (c) 1' RESERVE - ALL NATIONS

Mr. M. Weir, solicitor will appear before Council with respect to the report from W. P. Taylor, Commissioner of Engineering & Works, recommending:

- (a) that a 1 ft reserve be placed along the east and west boundaries of Madigan's Lane, adjacent to lands owned by All Nations Investments Ltd.,
- (b) that the Land Division Committee be advised that the City of Mississauga agrees to a waiver of the condition that All Nations Investments Ltd. pay \$100.00/foot towards the cost of the reconstruction of Madigan's Lane, with respect to applications CA"B" 9 to 13/83-M, subject to the applicant gratuitously conveying the above-noted 1 ft reserve.

See REPORTS FROM MUNICIPAL OFFICERS - R-9.

December 17, 1984
Page 2

6. PUBLIC QUESTION PERIOD

7. CORRESPONDENCE

- (a) Information Items - I-1 to I-12.
- (b) Items Requiring Direction - C-1 to C-5.

8. REPORTS FROM MUNICIPAL OFFICERS

R-1 LIQUOR LICENCES

A.02.03.06.01

Report dated December 12, 1984, from T. L. Julian, City Clerk, detailing notices from the Liquor Licence Board of Ontario regarding applications for liquor licences, as follows:

Applications Received

Cherriebell Restaurant, 1381 Lakeshore Road East (Ward 1)

dining lounge licence

Badawie's Restaurant, 157 Dundas Street East, Unit 3B (Ward 4)

dining room licence

Licences Withdrawn

Soundair, Field Hanger 2, 2450 Derry Road East (Ward 5)

lounge licence

To be received.

R-2 BUILDING REPORT - NOVEMBER

L.01.02

Building Report for the month of November, 1984, from A. Franks, Commissioner of Building.

To be received.

R-3 OMB HEARING - UNITED LANDS

OZ-60-80

Report dated December 7, 1984, from L. W. Stewart, City Solicitor, advising the Ontario Municipal Board dismissed the appeal by United Lands Corporation for an Order directing an amendment to By-law 5500, as amended, in accordance with rezoning application OZ-60-80 (east of Lorne Park Road, north of Lakeshore Road West), and advising of the 2 appeal routes open to United Lands.

To be received.

8. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

- R-4 TEMPORARY BORROWING BY-LAW J.04.01
- Report dated December 5, 1984, from W. H. Munden, City Treasurer, recommending that a by-law be passed to authorize borrowing by way of Promissory Note, sums to be used to meet current expenditures until taxes for 1985 are collected.
- Resolution/By-law available.
-
- R-5 LEASE - CLOSED OUT JARVIS STREET E.04.02.03.04
- Report dated December 7, 1984, from T. L. Julian, City Clerk, recommending that a by-law be passed to authorize execution of a Lease Agreement with Brian O'Neill for the closed-out portion of Jarvis Street, at a rental rate of \$288.00/annum, with the tenant responsible for all taxes and maintenance of the property, which lands are to be used for additional parking for the commercial building at 1615 Dundas Street West.
- Resolution/By-law available.
-
- R-6 DISPOSAL OF PROPERTY - LANE E.02.02.18
- Report dated December 7, 1984, from T. L. Julian, City Clerk, recommending that a by-law be passed to authorize execution of an Agreement of Purchase and Sale with E. & L. Construction Company Ltd. for the purchase of the former road allowance on RP 503, adjacent to 1834 Lakeshore Road West (Part 13, Plan 43R-12016).
- Resolution/By-law available.
-
- R-7 TAX ADJUSTMENTS J.06.02.05
- Report dated December 12, 1984, from T. L. Julian, City Clerk, recommending that the recommendations on pages 1 to 8, with respect to tax adjustments under Section 496 of The Municipal Act, be adopted.
- Resolution available.
-
- R-8 MAINTENANCE OF TRAFFIC SIGNALS ETC K.03.01
- Report dated November 27, 1984, from W. P. Taylor, Commissioner of Engineering & Works, recommending that Contract 13 211 83216, for the maintenance of traffic control signals and devices, awarded to Stacey Electric Company Limited, be extended to December 31, 1985, with an increase in equipment rates of 3.8%, as per the terms of the contract, subject to the approval of the Regional Municipality of Peel.
- Resolution available.

8. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-9 1st RESERVE - ALL NATIONS

B.07.01

Report dated December 11, 1984, from W. P. Taylor, Commissioner of Engineering & Works, recommending:

- (a) that a 1 ft reserve be placed along the east and west boundaries of Madigan's Lane, adjacent to lands owned by All Nations Investments Ltd.,
- (b) that the Land Division Committee be advised that the City of Mississauga agrees to a waiver of the condition that All Nations Investments Ltd. pay \$100.00/foot towards the cost of the reconstruction of Madigan's Lane, with respect to applications CA*B" 9 to 13/83-M, subject to the applicant gratuitously conveying the above-noted 1 ft reserve.

See DEPUTATIONS - (c).

Resolution available.

R-10 WAIVER - SHERIDAN MILLS

M-445

Report dated December 4, 1984, from W. P. Taylor, Commissioner of Engineering & Works, recommending:

- (a) that a by-law be passed to authorize execution of an agreement with Donlee Holdings Limited et al, with respect to a temporary construction access road and related noise, dust and associated inconveniences, as it relates to Lots 167, 169, 171 and 173, Plan 43M-445, Sheridan Mill Subdivision (east of Erin Mills Parkway, south of Britannia Road West),
- (b) that the City Solicitor be directed to register the above noted agreement on title of the subject lots,
- (c) that Condition 2 of the Supplemental Servicing Agreement for the Sheridan Mills Subdivision, Plan 43M-445, be waived with respect to Lots 167, 169, 171 and 173.

Resolution/By-law available.

R-11 REDUCE LETTER OF CREDIT - NBHD 106B

M-477

Report dated December 11, 1984, from W. P. Taylor, Commissioner of Engineering & Works, recommending that the current Letter of Credit, valued at \$213,166.73 for Plan 43M-477, Erin Mills South NBHD 106B Subdivision (north of The Collegeway, east of Erin Mills Parkway) be reduced to \$100,273.93.

Resolution available.

8. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-12 REDUCE LETTER OF CREDIT - NBHD 101B

M-478

Report dated December 11, 1984, from W. P. Taylor, Commissioner of Engineering & Works, recommending that the current Letter of Credit, valued at \$287,674.37 for Plan 43M-478, Erin Mills South NBHD 101B Subdivision (south of The Collegeway, east of Erin Mills Parkway) be reduced to \$121,994.50.

Resolution available.

R-13 REDUCE LETTER OF CREDIT - HURON HEIGHTS

M-577/8

Report dated December 12, 1984, from W. P. Taylor, Commissioner of Engineering & Works, recommending that the current Letter of Credit, valued at \$6,700,000.00 for Plans 43M-577 and 43M-578, Huron Heights Subdivision (south of Eglinton Avenue East, east of Hurontario Street) be reduced to \$2,250,000.00.

Resolution available.

R-14 LOYALIST CREEK REALIGNMENT

J.05.83034

Report dated December 10, 1984, from W. P. Taylor, Commissioner of Engineering & Works, recommending that the realignment of the Loyalist Creek between Fifth Line and Erin Mills Parkway, in accordance with the sketch attached to the report of the Commissioner of Engineering & Works, be approved, in principle, and that this resolution be forwarded to the CVCA for concurrence.

Resolution available.

R-15 MAJOR PARKLAND LEVY CREDIT - FIRST CITY

T-73036

Report dated December 12, 1984, from T. L. Julian, City Clerk, recommending:

- (a) that the First City Development Corporation Limited, in lieu of paying the major parkland component at the levy rate of 1.6 acres/1000 population for the development plan T-83036 (west of Tenth Line, north of Battleford Road, south of Aquitaine Avenue), dedicate land at the same rate.
- (b) that for all future building permits issued for T-83036 the per capita levy be reduced by the major parkland component.
- (c) that, on the basis of the dedication of the Special Park, Block 418, draft plan T-83036, the 2% parkland dedication requirement for the 23.08 ha (57 acre) industrial parcel of land to the north, owned by First City Development Corporation Limited be considered fully satisfied.
- (d) that an amendment to the Financial Agreement for Plan 43M-579, reflecting the major parkland credit be prepared to the satisfaction of the City Solicitor, for registration on title.
- (e) that the Financial and Servicing Agreements for the balance of the lands within draft plan T-83036 reflect the major parkland credit.

Resolution available.

8. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-16 TRANSFER - URBAN EQUITIES

B.07.01, M-558

Report dated December 12, 1984, from T. L. Julian, City Clerk, recommending that a by-law be passed to authorize execution of a Transfer of Block 9, Plan 43M-558, to Urban Equities Limited, in accordance with the terms of the Engineering Agreement for the subdivision, and as required with respect to Land Division Committee applications CA"B" 188 and 189/84-M.

Resolution/By-law available.

R-17 BUSINESS OFFICE - HONG KONG/JAPAN TRIP

B.09.01

Report dated December 12, 1984, from G. Johnstone, Business Development Officer, detailing his recent trip to Japan/Hong Kong.

To be received.

R-18 EXTENSION OF CENTRAL PARKWAY EAST

J.05.84000

Report dated December 12, 1984, from T. L. Julian, City Clerk, recommending that a by-law be passed to authorize execution of an Application to Purchase 0.142 ha (0.351 acres) described as Part of Lot 13, Conc 2, NDS, from the Ministry of Government Services, for the sum of \$14,000.00, which lands are required for the extension of Central Parkway East, south of Highway 403.

Resolution/By-law available.

9. MOVE INTO COMMITTEE OF THE WHOLE

10. CONSIDERATION OF COMMITTEE REPORTS

- (a) General Committee - November 28, 1984
- (b) Administration & Finance Committee - December 11, 1984
- (c) Planning Committee - December 11, 1984*
Recommendation re rezoning application OZ-26-83, Maywelle Properties Limited (west of Southdown Road, north of Royal Windsor Drive)
NOTE: This recommendation was not available at the time of the printing of this agenda; however, it will be included on an Additional Agenda.

11. COMMITTEE TO RISE

12. UNFINISHED BUSINESS

UB-1 STREETSCAPE IMPROVEMENTS - 1525 DUNDAS

C.01.03

Council at its meeting held on December 10, 1984, deferred consideration of the following to this meeting of Council, on the recommendation of the City Clerk who advised that the appropriate documentation was not available:

- (a) Report dated December 5, 1984, from I. W. Scott, Commissioner of Recreation & Parks, recommending that a by-law be passed to authorize execution of an agreement with 114055 Canada Limited with respect to streetscape improvements at 1525 Dundas Street East.
- (b) A by-law to authorize execution of an agreement with 114055 Canada Limited with respect to streetscape improvements at 1525 Dundas Street East.

C.01.03
RP-ST

Mr. T. L. Julian, City Clerk, advises that the documentation is now available and it is appropriate to consider the report.

See Attachments - UB-1.

UB-2 DEED OF CONVEYANCE - LANDAWN

J.05.83201

Council at its meeting held on December 10, 1984, deferred consideration of the following to this meeting of Council, on the recommendation of the City Clerk who advised that the appropriate documentation was not available:

- (a) The following recommendation of General Committee at its meeting held on December 5, 1984:

That a by-law be enacted authorizing the execution of the deed conveying Part of Lot 29, Conc. 2 S.D.S., designated as part 2 on R.P. 43R-4543, (Clarkson Firehall site) from the City to Landawn Shopping Centres Limited (lands located on the north side of Lakeshore Road West, west of Clarkson Road.)

- (b) A by-law to authorize execution of the Deed of Conveyance for Part of Lot 29, Conc 2, SDS (Part 2, Plan 43R-4543) to Landawn Shopping Centres Limited (north side of Lakeshore Road West, west of Clarkson Road).

J.05.83201
CL-NR

It is anticipated that the documentation will be available.

12. UNFINISHED BUSINESS CONTINUED

UB-3 MOBILE SIGNS

L.09.03.01

General Committee at its meeting held on December 12, 1984, referred consideration of the following recommendation of the By-law Committee at its meeting of December 6, 1984, to this meeting of Council, without recommendation:

- (a) That the oral presentation by Mr. Paul Kelland of the Mobile Sign Association, to the By-Law Committee at its meeting on December 6, 1984, along with his letter dated December 4, 1984 regarding the leasing of mobile signs in the City of Mississauga, be received.
- (b) That a by-law be enacted to license persons carrying on the business of leasing mobile signs in the City of Mississauga.

See DEPUTATIONS - (b).

See Attachments - UB-3.

UB-4 PRO SHOP AGREEMENT - LAKEVIEW GOLF COURSE

I.03.06

General Committee at its meeting held on December 12, 1984, referred consideration of the following to this meeting of Council, without recommendation:

Report dated December 6, 1984, from I. W. Scott, Commissioner of Recreation & Parks, recommending:

- (a) That the City enter into a formal agreement with the Pro-Manager of the Lakeview Golf Course to provide 1,050 square feet of space in the Clubhouse building for use as a golf pro shop business,
- (b) That the Pro-Manager provide the staff, furnishing and equipment for the pro shop at the Lakeview Golf Course from the proceeds of his business.

At the General Committee Meeting, Mr. Scott circulated copies of a draft agreement with Lawrence Edwards, and a position description for the "Golf Course Pro Manager", copies of which are attached for information.

See Attachments - UB-4.

13. PETITIONS - Nil.

14. MOTIONS

- (a) To adopt the General Committee Report.
- (b) To adopt the recommendations of the Administration & Finance Committee in accordance with the report of the meeting held December 11, 1984.
- (c) To pass a by-law to authorize borrowing by way of Promissory Note, sums to be used to meet current expenditures until taxes for 1985 are collected. (See REPORTS FROM MUNICIPAL OFFICERS - R-4, BY-LAWS - 977-84.)
- (d) To pass a by-law to authorize execution of a Lease Agreement with Brian O'Neill for the closed-out portion of Jarvis Street, which lands are to be used for additional parking for the commercial building at 1615 Dundas Street West. (See REPORTS FROM MUNICIPAL OFFICERS - R-5, BY-LAWS - 978-84.)
- (e) To pass a by-law to authorize execution of an Agreement of Purchase and Sale with E. & L. Construction Company Ltd. for the purchase of the former road allowance on RP 503, adjacent to 1834 Lakeshore Road West (Part 13, Plan 43R-12016). (See REPORTS FROM MUNICIPAL OFFICERS - R-6, BY-LAWS - 979-84.)
- (f) To adopt the recommendations of the City Clerk with respect to tax adjustments under Section 496 of The Municipal Act. (See REPORTS FROM MUNICIPAL OFFICERS - R-7.)
- (g) To extend Contract 13 211 83216, for the maintenance of traffic control signals and devices. (See REPORTS FROM MUNICIPAL OFFICERS - R-8.)
- (h) To place a 1 ft reserve along the east and west boundaries of Madigan's Lane, adjacent to lands owned by All Nations Investments Ltd., and to advise the Land Division Committee that the City agrees to a waiver of the condition that All Nations Investments Ltd. pay \$100.00/foot towards the cost of the reconstruction of Madigan's Lane, with respect to applications CA"B" 9 to 13/83-M, subject to the applicant gratuitously conveying the above-noted 1 ft reserve. (See REPORTS FROM MUNICIPAL OFFICERS - R-9.)
- (i) To pass a by-law to authorize execution of an agreement with Donlee Holdings Limited et al, with respect to a temporary construction access road and related noise, dust and associated inconveniences, as it relates to Lots 167, 169, 171 and 173, Plan 43M-445, Sheridan Mill Subdivision (east of Erin Mills Parkway, south of Britannia Road West), to direct the City Solicitor to register that agreement on title, and to waive Condition 2 of the Supplemental Servicing Agreement for the Sheridan Mills Subdivision, Plan 43M-445, with respect to the above noted lots. (See REPORTS FROM MUNICIPAL OFFICERS - R-10, BY-LAWS - 980-84.)

14. MOTIONS CONTINUED

- (j) To reduce the current Letter of Credit, valued at \$213,166.73 for Plan 43M-477, Erin Mills South NBHD 106B Subdivision (north of The Collegeway, east of Erin Mills Parkway) to \$100,273.93. (See REPORTS FROM MUNICIPAL OFFICERS - R-11.)
- (k) To reduce the current Letter of Credit, valued at \$287,674.37 for Plan 43M-478, Erin Mills South NBHD 101B Subdivision (south of The Collegeway, east of Erin Mills Parkway) to \$121,994.50. (See REPORTS FROM MUNICIPAL OFFICERS - R-12.)
- (l) To reduce the current Letter of Credit, valued at \$6,700,000.00 for Plans 43M-577 and 43M-578, Huron Heights Subdivision (south of Eglinton Avenue East, east of Hurontario Street) to \$2,250,000.00. (See REPORTS FROM MUNICIPAL OFFICERS - R-13.)
- (m) To approve, in principle, the realignment of the Loyalist Creek between Fifth Line and Erin Mills Parkway, in accordance with the sketch attached to the report of the Commissioner of Engineering & Works, and to forward this resolution to the CVCA for concurrence. (See REPORTS FROM MUNICIPAL OFFICERS - R-14.)
- (n) Re major parkland levy for proposed plan of subdivision T-83036, First City Development Corporation Limited. (See REPORTS FROM MUNICIPAL OFFICERS - R-15.)
- (o) To pass a by-law to authorize execution of a Transfer of Block 9, Plan 43M-558, to Urban Equities Limited, in accordance with the terms of the Engineering Agreement for the subdivision, and as required with respect to Land Division Committee applications CA"8" 188 and 189/84-M. (See REPORTS FROM MUNICIPAL OFFICERS - R-16, BY-LAWS - 981-84.)
- (p) To pass a by-law to authorize execution of an Application to Purchase 0.142 ha (0.351 acres) described as Part of Lot 13, Conc 2, NDS, from the Ministry of Government Services, for the sum of \$14,000.00, which lands are required for the extension of Central Parkway East, south of Highway 403. (See REPORTS FROM MUNICIPAL OFFICERS - R-18, BY-LAWS - 982-84.)
- (q) To authorize LACAC to invite Dr. Harold Kalman, heritage consultant, to attend the 1985 LACAC seminar to be held February 18, 1984, at Erindale College, funds for which will be allocated within the 1985 budget. (See CORRESPONDENCE - INFORMATION ITEMS - I-1.)

15. BY-LAWS

959-84 A by-law to accept miscellaneous Deeds and Transfers of Land.

E.01.01

960-84 A by-law to authorize execution of Common Ownership Agreements with Tenure Investments Limited, with respect to Parts of Lot 18, Plan 43M-457 (Parts 1-5, Plan 43R-11842), and Lots 17 and 19, Plan 43M-457, in accordance with the conditions of the Land Division Committee in approving application CA"B" 178/84-M (north side of Gage Court, west of Tranmere Drive).

B.07.01

LE-NR

961-84 A by-law to authorize execution of an Encroachment Agreement with Frances M./Bruna L. Marriott, with respect to basketball standards at 1331 Dorothea Court. (General Committee Recommendation 379-84 (April 9, 1984).)

E.02.07.07.01, L.07.02
LE-NR

962-84 A by-law to authorize execution of an Encroachment Agreement with W. Kent/Jacqueline M. Chambers, with respect to basketball standards at 2326 Dorothea Court. (General Committee Recommendation 379-84 (April 9, 1984).)

E.02.07.07.01, L.07.02
LE-NR

963-84 A by-law to amend Official (Primary) Plan Appendices, with respect to revised aircraft noise contours. (General Committee Recommendation 1361-84 (October 9, 1984).)

A.00.02.06.01, C.04.01

964-84 A by-law to amend the Appendices of the Meadowvale North Business Park, Airport South (Prestige Industrial), Meadowvale Village and Streetsville Secondary Plans, with respect to revised aircraft noise contours. (General Committee Recommendation 1361-84 (October 9, 1984).)

A.00.02.06.01, C.04.01

December 17, 1984

Page 12

15. BY-LAWS CONTINUED

- 965-84 A by-law to amend the Appendices of the Britannia East and Malton Secondary Plans, with respect to revised aircraft noise contours. (General Committee Recommendation 1361-84 (October 9, 1984).)

A.00.02.06.01, C.04.01

- 966-84 A by-law to amend the Appendices of the Meadowvale West Extension, Dundas-Fairview, Erin Mills West, Hurontario, Central Erin Mills, East Credit and Lisgar Secondary Plans, with respect to the classification and size of Separate School facilities (ie substituting the words "elementary" for "junior" and "secondary" for "intermediate", and establishing the site areas for "secondary" schools. (General Committee Recommendation 1361-84 (October 9, 1984).)

A.00.02.06.01, C.04.01

- 967-84 A by-law to authorize execution of an easement agreement with John T. Hepburn Limited and The Toronto-Dominion Bank with respect to streetlighting for Torbram Road to remain on the Part of Lot 13, Conc 5, EHS (Part 13, Plan RD-286). (General Committee Recommendation 1423-84 (October 22, 1984).)

E.02.04.01, J.05.82044
LE-NR

- 968-84 A by-law to regulate a sign at 88 Lakeshore Road East, Toronto-Dominion Bank. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 1762-84.)

L.09.04.01

- 969-84 A by-law to authorize execution of an Application to delete Easement over Parts 3 and 4, Plan 43R-10718 (corner of Argyle Road and Dunbar Road) to Ashley Oaks Homes Inc. originally granted to facilitate the construction of the Mary Fix Creek enclosure. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 1775-84.)

E.02.02.01
CL-NR

- 970-84 A by-law to authorize execution of a Licence Agreement with Ontario Hydro with respect to parking for the Lorne Park Library (east of Clarkson Road North, south of Truscott Drive). (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 1776-84.)

E.04.03.05.19
CL-R-CL

15. BY-LAWS CONTINUED

- 971-84 A by-law to authorize execution of an agreement with the Mississauga Hockey League with respect to the use of ice surfaces within City facilities. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 1780-84.)

I.08.01
RP-R-RP

- 972-84 A by-law to regulate the installation of foundation drain laterals. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 1782-84.)

F.03.03

- 973-84 A by-law to authorize execution of a Lot Grading and Drainage Agreement with Sorrento Developments Limited and G. Maida, waiving the requirement for a final grading certificate for Lot 26, Plan 43M-454 (north of Rathburn Road East, east of Dixie Road). (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 1786-84.)

B.06.454.02
EW-NR

- 974-84 A by-law to authorize execution of agreements with the following, with respect to the removal of a rear yard berm and the installation of an acoustical wall for lots on Plan 43M-409 (south of Derry Road West, west of Winston Churchill Boulevard): David/Darlene Ardito (Lot 78L), Norton Edgar/Martine Mireille Andrews (Lot 79R), Ronald George/Charlotte Alice McKay (Lot 79L), Michael Fraser Browne and Lena Difiore (Lot 80R), John David/Carolyn Joan Einarson (Lot 80L), John L./Beryl H. Molnar (Lot 81R), William Michael/Debra Elizabeth Graham (Lot 81L). (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 1787-84.)

B.06.409.02
EW-NR

- 975-84 A by-law to amend Adult Entertainment By-law 572-79, as amended, to clarify how to measure the minimum distance of an Adult Entertainment Parlour from a residential zone. (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 1789-84.)

L.02.05

- 976-84 A by-law to amend By-law 528-84, being a by-law to establish the Traffic Safety Council and Terms of Reference therefore, to provide that the matters considered by the Safety Council include "dangers of vehicular traffic or related hazards". (See GENERAL COMMITTEE REPORTS - RECOMMENDATION 1792-84.)

A.03.04.05.01

15. BY-LAWS CONTINUED

- 977-84 A by-law to authorize borrowing by way of Promissory Note, sums to be used to meet current expenditures until taxes for 1985 are collected. (See REPORTS FROM MUNICIPAL OFFICERS - R-4, MOTIONS - (c).)

J.04.01

- 978-84 A by-law to authorize execution of a Lease Agreement with Brian O'Neill for the closed-out portion of Jarvis Street, at a rental rate of \$288.00/annum, with the tenant responsible for all taxes and maintenance of the property, which lands are to be used for additional parking for the commercial building at 1615 Dundas Street West. (See REPORTS FROM MUNICIPAL OFFICERS - R-5, MOTIONS - (d).)

E.04.02.03.04
CL-R:890930-CL

- 979-84 A by-law to authorize execution of an Agreement of Purchase and Sale with E. & L. Construction Company Ltd. for the purchase of the former road allowance on RP 503, adjacent to 1834 Lakeshore Road West (Part 13, Plan 43R-12016). (See REPORTS FROM MUNICIPAL OFFICERS - R-6, MOTIONS - (e).)

E.02.02.18
CL-R:841218-CL

- 980-84 A by-law to authorize execution of an agreement with Donlee Holdings Limited et al, with respect to a temporary construction access road and related noise, dust and associated inconveniences, as it relates to Lots 167, 169, 171 and 173, Plan 43M-445, Sheridan Mill Subdivision (east of Erin Mills Parkway, south of Britannia Road West). (See REPORTS FROM MUNICIPAL OFFICERS - R-10, MOTIONS - (i).)

M-445
EW-NR

- 981-84 A by-law to authorize execution of a Transfer of Block 9, Plan 43M-558, to Urban Equities Limited, in accordance with the terms of the Engineering Agreement for the subdivision, and as required with respect to Land Division Committee applications CA"B" 188 and 189/84-M. (See REPORTS FROM MUNICIPAL OFFICERS - R-16, MOTIONS - (o).)

B.07.01, M-558
CL-NR

15. BY-LAWS CONTINUED

982-84 A by-law to authorize execution of an Application to Purchase 0.142 ha (0.351 acres) described as Part of Lot 13, Conc 2, NDS, from the Ministry of Government Services, for the sum of \$14,000.00, which lands are required for the extension of Central Parkway East, south of Highway 403. (See REPORTS FROM MUNICIPAL OFFICERS - R-18, MOTIONS - (p).)

J.05.84000
CL-R-CL

16. OTHER BUSINESS

17. NEW BUSINESS

18. ENQUIRIES

19. NOTICES OF MOTION

20. IN CAMERA

21. ADJOURNMENT

ADDITIONAL AGENDA FOR COUNCIL MEETING OF DECEMBER 17, 1984

7. CORRESPONDENCE

- (a) Additional Information Items - I-13.

8. ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS

R-19 FINCH AVENUE EXTENSION

A.02.03.02.10.01

Report dated December 5, 1984, from W. P. Taylor, Commissioner of Engineering & Works, recommending that the Region of Peel be advised that the City has no objection to their assuming that section of Darcel Avenue (Finch Avenue extension) between Highway 427 and the north City limit.

Resolution available.

R-20 LOCAL GOVERNMENT WEEK

A.04.01

Report dated December 7, 1984, from T. L. Julian, City Clerk, recommending that the participation of the City in Local Government Week, January 14 to 19, 1985, as outlined in the report, be implemented.

Resolution available.

10. COMMITTEE REPORTS

- (c) Extract from Planning Committee Minutes of December 11, 1984

14. ADDITIONAL MOTIONS

- (r) To advise the Region of Peel that the City has no objection to their assuming that section of Darcel Avenue (Finch Avenue extension) between Highway 427 and the north City limit. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-19.)
- (s) To participate in Local Government Week, January 14 to 19, 1985, as outlined in the report dated December 7, 1984, from the City Clerk. (See ADDITIONAL REPORTS FROM MUNICIPAL OFFICERS - R-20.)

THIS MOTION IS INCLUDED AT THE REQUEST OF COUNCILLOR D. CULHAM:

- (t) To appoint Councillor H. Kennedy to replace Councillor D. Culham as a liaison with the Rainbow Festival Committee.
- (u) Planning Committee Recommendation re Maywelle Properties Limited. (See CORRESPONDENCE - ADDITIONAL INFORMATION ITEMS - I-13.)

15. ADDITIONAL BY-LAWS

- 983-84 A by-law to accept miscellaneous Deeds and Transfers of Land.
E.01.01
- 984-84 A by-law to authorize execution of a Site Development Plan Agreement with Vensil Construction Limited with respect to residential development on Lot 13, Plan 43M-539 (4029 Woodchuck Lane).
C.01.03
CL-NR
- 985-84 A by-law to authorize execution of a Site Development Plan Agreement with Markborough Properties Limited with respect to commercial development on Part of Block A, RP 919, (Parts 7 and 13, Plan 43R-10256) (3530 Derry Road East).
C.01.03
CL-NR
- 986-84 A by-law to authorize execution of a Site Development Plan Agreement with Gana Contracting Inc. with respect to industrial development on Part of Block 15, Plan 43M-449 (Part 2, Plan 43R-11799) (915 Meyerside Road).
C.01.03
CL-NR
- 987-84 A by-law to authorize execution of a Site Development Plan Agreement with Matthews Group Limited with respect to commercial development on Block 21, Plan 43M-492 (3660 Hurontario Street).
C.01.03
CL-NR
- 988-84 A by-law to authorize execution of a Site Development Plan Agreement with Panhellenic Canadian Community Centre and Clergy Properties Limited with respect to institutional development on Part of Lot 12, MHS (Parts 1-4, Plan 43R-11568) (7295 McLaughlin Road).
C.01.03
CL-NR
- 989-84 A by-law to establish Part of Block 25, Plan M-401 (Part 1, Plan 43R-12040) (1 ft reserve) as Sherwoodtowne Boulevard, to provide legal access to the road.
F.03.03
- 990-84 A by-law to authorize execution of an agreement with Ross Melville Watson, with respect to front and rear yard setbacks and a tree preservation program, in accordance with the conditions of the Land Division Committee in approving application CA"B" 87/83-M (1317 Ravine Drive)
B.07.01
LE-R-RP/BL

DEC 17 1984

I-1

C.A. DATE

To: T.L. Julian

Date: December 5, 1984

From: Thomas McIlwraith
LACAC Chairman

Re: LACAC Conference

On Monday morning, February 18th, 1985--Canada's Heritage Day--the Mississauga LACAC's regular monthly meeting will take the form of a special seminar on the subject of managing the heritage resources on city properties undergoing site plan development and subdivision. Our intention is to touch base with those developers who have listed structures--usually farmhouses--on larger sites and who could benefit from suggestions of how such buildings might be creatively incorporated into their plans. It is a serious question currently of great interest in the City. The attached sheet from the November LACAC meeting sets out the format in fuller detail, using space provided at the university's Erindale Campus.

LACAC wishes to invite Dr. Harold Kalman, heritage consultant in private practice in Ottawa, as the keynote speaker. He has an international reputation in this field, and we can think of no one who could bring greater visibility to the subject. I enclose a reprint of a recent paper he has written.

Kalman's fee, plus transportation costs, will amount to between \$800 and \$900. LACAC requests that this money be allocated.

I have been well acquainted with Dr. Kalman and his work for a number of years, and feel that his presence at this time before a selected audience of influential citizens and officials will add substantial impetus to the LACAC work in the farmland areas of Mississauga. LACAC and city staff are in continuous discussion with a number of developers who will be bringing forward site plans over the next year or so. Kalman's message, and participation in the discussion, could be richly rewarding for the city as it works towards its goal of being vibrant and visually exciting.

TH

NOTE: The City Manager recommends that this request be granted, and that funds be allocated within the 1985 budget.

✓ RESOLUTION AVAILABLE !

Of Ships and Sheds

An original question.



Harold Kalman

I often tell students a parable about Jacques Cartier's ship, *La Grande Hermine*. (The tale admittedly began in another country, where it dealt with Columbus's *Santa Maria*.) It seems that a group of enterprising preservationists, centuries ahead of their time, kept the retired boat as a tourist attraction. Museum climate controls being somewhat less sophisticated in those days than now, a few planks quickly deteriorated. They were conscientiously replaced with wood of the same species, cut with the same tools, and fastened with the same hardware. As the years passed, more and more parts showed signs of wear or rot; each was replaced with equal care, one at a time, until finally not one board remained from Cartier's day. Yet the ship is still shown to visitors as being the 'original.' Is it? Or is it a replica? (Our fictitious ship should not be confused with the 'real' replica of *La Grande Hermine* built in 1966 and kept at Cartier-Brebeuf National Historic Park at Quebec.)

The question has no easy answer. Some would say that it remains Cartier's ship; others maintain that it ceased to be that when a certain amount of the original material (perhaps an arbitrary 50 per cent) had been changed. Then there are those who suggest that it stopped being the same boat when it left active service; they see use, not fabric, as the principal determinant. For myself, I prefer to hedge by calling it more or less Cartier's ship, although conceding that it has been extensively restored.

The same issues come up constantly with building restoration. Not long ago, Ottawa's Local Architectural Conservation Advisory Committee (LACAC) discussed two applications for municipal heritage grants. One, a unit in an 1840 row house, was to have



Cartier's *La Grande Hermine*

its 20-year-old aluminum windows replaced with newly-made wood-sash windows resembling the lost originals. In the other application, the owner of a house whose attached wooden shed was in poor condition (and deemed by him not to be repairable) intended to demolish and rebuild the shed, salvaging some materials but using mostly new ones similar to the old. LACAC quickly recommended a grant for the windows, but debated long and hard before

approving money for the shed. The radical degree of intervention entailed in rebuilding the structure—however carefully it might be done—gave many members trouble. They had difficulty accepting that a building made with entirely new materials could qualify as a restoration. And in many respects those members were right.

Restoration is an act of conservation, and conservation implies continuity and gradual, in-

cremental change. In our parable, Jacques Cartier's *La Grande Hermine* was restored. Intervention at any one time was minimal; only over the centuries did the accumulated changes produce what might be called a new ship. The Ottawa house was likewise undergoing only a small degree of change. The shed, on the other hand, was being reconstructed rather than restored—although it is true that the entire house (the original portion, a wing, and the shed all taken together) can be said to be restored. Hence the difference.

Conservation must not be viewed in blacks and whites alone. We live in a world enriched by its many shades of grey. Ottawa's LACAC was right to debate the shed so intensely. If anything, it was remiss at not questioning the replacement of the row house's aluminum windows (which, after all, form an integral part of the present fabric) with entirely new wooden ones.

'Incremental change,' 'minimal intervention,' and 'continuity' are buzz-words heard often in the conservation business. We are, after all, a bunch of conservative people. Replacing things only as they need replacement is truer to a building's integrity than radical change, and often costs less money.

The other day a senior official of Ottawa Hydro was discussing the venerable turbines still at work in the utility's two historic generating stations located near the Chaudière Falls. The turbines have, of course, been well maintained over the years, with parts being replaced every time they wear out. 'They're just like the woodman's axe,' he remarked. 'It's been in the family a century and a half. It's gone through ten new heads and 15 new handles, but it's the same old axe.'

Dr. Harold Kalman is an Ottawa-based preservation consultant.

'Was it still Cartier's ship—or did it cease to be when a certain amount of its original material was changed?'



City of Mississauga

MEMORANDUM

1-1-0

To: LOCAL ARCHITECTURAL CONSERVATION
ADVISORY COMMITTEE

From: M. Brunet, M. L. Evans
Dept: T. McIlwraith

November 12, 1984

Re: 1985 LACAC Seminar

We recommend that the 1985 LACAC Seminar be held at Erindale College on Heritage Day, Monday, February 18, 1985 from 9:00 a.m. to 12:00 noon.

We propose that representatives of the development industry be invited to consider the revitalization of existing buildings on sites undergoing redevelopment. Many Mississauga structures already designated, or listed for designation, are on farmlands lying in the path of subdivision and continuing dialogue on what can be done to integrate heritage and development interests is essential.

We suggest a format as follows: keynote presentation, being a case study of successful adaptive reuse in a suburban situation to which Mississauga interests can relate; a four-person panel to respond to the keynote address, panelists who themselves have experience with adaptive reuse; question-and-answer session involving the invited audience of developers, City staff and politicians, LACAC members and others, and a summary statement. A page of "proceedings" might be distributed to participants (and others) after the meeting.

We are currently selecting the keynote speaker, a list of possible panelists and participants.

We seek LACAC approval of this proposal. || APPROVED Nov 19/84

M. Brunet

M. L. Evans

T. McIlwraith

1-2
RETYPE FOR LEGIBILITY / KZ

#155, 1951 Rathburn Road East
Mississauga, Ontario, L4W 2N9

DEC 17 1984
S.A. DATE

December 2, 1984

Mayor Hazel McCallion
Mississauga Civic Centre

Dear Mrs. McCallion:

In this day and age when so much of what politicians do is support, I believe the good accomplished should be acknowledged. With that view in mind, someone (or perhaps many) in Mississauga Parks deserves a great deal of credit for the beautiful new park being constructed on the north side of Burnhamthorpe Road at Ponytrail. It not only enhances the eastern entry to Mississauga at this point, it provides a wealth of attractive pathways and sports areas which we are all beginning to enjoy even in their present partially constructed form. Please let those responsible know that it is appreciated - even by some of our friends and neighbours in nearby Etobicoke! Those of use who live nearby will continue to be appreciative even if not everyone takes time to say so.

Yours sincerely

Mrs. L. Irene Mitchell

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
I. SCOTT

I-3

HONORABLE HAZEL MCCALLION
MAYOR
CITY OF MISSISSAUGA
1 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO
L5B 1M2

S.A. DATE DEC 17 1984

3rd Dec. 1984

Dear Mayor Hazel McCallion,

I sincerely appreciate you about the invitation to the programs in 10th anniversary of your city, and thank you very much for the warm hospitality you and your staffs extended to us.

Next year will be the 35th anniversary of our city, so we will have some programs to celebrate. Especially on the 7th April we will have the Daimyo line parade. we appreciate you if you and some councilors can come to Kariya around this day.

I, city councilors and of course our citizens are looking forward to seeing you in next spring.

Sincerely yours,

ATOO TSUNOOKA
MAYOR OF KARIYA CITY

! TO BE RECEIVED !

DEC 5 1984

4717



== The Catholic Women's League of Canada ==

St. Patrick's Parish

1569 Sunnycove Drive
Mississauga, Ontario.
L4X 1B4
6th December, 1984

10716

DEC 10 1984

L0207

Mayor Hazel McCallion
Corporation of the City of Mississauga
1 City Centre Drive
Mississauga, Ontario. L5B 1M2

DEC 17 1984

C.A. DATE

Dear Mayor McCallion and Members of Council:

Re: Mississauga Community Standards
re Violent Pornography

Attached to this letter is Report #2 on Community Standards Awareness based on meeting held in Ward 3 on Thursday, 29th November, 1984 at Burnhamthorpe Community Centre, for your information.

More to come.

Respectfully submitted,

Sue G. Gabon
(Mrs.) S. Gabon

Resolutions & Legislation Convenor. (270-3494)

cc: CAAVP - Lynne Dailey
CWL Archdiocesan thru to Provincial

! TO BE RECEIVED !



The Catholic Women's League of Canada

WARD 3 - MISSISSAUGA COMMUNITY STANDARDS STUDY- #2

VIOLENT PORNOGRAPHY

Held at Burnhamthorpe Community Centre, Thursday, 29th November, 1984.

Present: Panel- Const. Geoffrey Francis, Peel Regional Police, Morality
Ken Hartness, Ontario Censor Board
Deputy Crown Attorney, Paul Taylor, Peel
Chairman: Councillor Ward 3, Rudy Skjarum

Communities - Bethesda United Church, St. Patrick's and
St. Martin of Tours R.C. parishes, Forest Glen, Rockwood
and Sherway Homeowners Associations, Kiwanis Mississauga
South, University Women's Club, Mississauga, Asst. Director
R.N. Chalmers, Peel Board, Trustee Ward 3 Peel Board
Scott MacPherson, C.A.V.P. Georgetown, James Lin of
Mayor's Youth Advisory Committee, Mississauga, Meadowvale
Women's Group, rep. of Secretary of State, Staff Insp.
Jim Wingate, Peel Regional Police, Councillors Marg.
Marland, Ward 2, David Culham, Ward 6 and Her Honour
Mayor of Mississauga, Hazel McCallion.

Q1. Is the material shown here this evening acceptable to yourself - NO!
Is the material shown here this evening acceptable to the community
you live in and represent? - NO!
Based on your own information and information with respect to
legislation protecting your rights against violent pornography what
do you recommend? - TOUGHER LEGISLATION MUNICIPALLY, PROVINCIALLY
AND FEDERALLY - By-Laws on printed and film obscene material to be
made and enforced; support of Theatres Amendment Act, Provincially;
completion of Ontario Censor Board questionnaire which determines
and sets guidelines; amendment to Criminal Code s. 159 (8) and (9).
What are you prepared to do to protect these rights? Contact
elected representatives and urge legislation, also prepared to spot
check distributors and ask their co-operation in at least making
printed and video material unaccessible to youth. All agreed that
federal customs should check printed and video material at borders
and make seizures under s. 160 of C.C.

Comments: A very aware group!

Future meetings: St. Francis of Assisi - Ward 6 - Jan. 1985 N.B. Councl.
Dave Culham contact Mrs. Virginia Chalupka CWL 823-4697
Peel English Catholic Teachers - Dec. 5, 1984
Wards 1,4,7 meetings to be confirmed for end of Feb. 1985.

Respectfully submitted,

Theresa A. Gibson Dec 7/84
(Mrs.) S. Gibson,
Resolutions Convenor
St. Patrick's & Peel Region

cc: Lynne Dailey, CAAVP
CWL Archd. thru to Provincial

T-5

E.A. DATE DEC 17 1984

December 5th, 1984



United Way

of Peel Region
77 City Centre Dr.
Suite 207
Mississauga, Ont.
L5B 1M5
Telephone: (416) 270-2321

Hazel McCallion
Mayor
The Corporation of the City of Mississauga
1 City Centre Drive
Mississauga Ontario L5B 1M2

Your Worship:

Thank you for your note concerning our wind-up November 21st, 1984. It was, needless to say, a great night and I'm sorry you couldn't be with us to enjoy it.

My team did a great job and we achieved substantial increases in a number of categories too numerous to mention. Notable, was the City of Mississauga, which exceeded last year by a healthy 22%. This is a positive start for next year's Campaign and will help Alan Dick, the new Chairman, to carry us to a new record.

Your interest and support this year is very much appreciated and I wish you and Sam all the best for Christmas and the New Year.

Yours very truly,

A handwritten signature in cursive script that reads "Ken".

Ken Bethune
1984 General Campaign Chairman

KB/ds

! TO BE RECEIVED !

Organization No. 0258889-05-13





Ontario
Waste Management
Corporation

I-6

2 Bloor Street West
11th Floor
Toronto, Canada
M4W 3E2
(416) 923-2918

December 10, 1984

Mayor Hazel McCallion
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

C.A. DATE DEC 17 1984

Dear Mayor McCallion:

I am sending you with this letter, the first set of technical reports which provide further detail to the OWMC Phase 3 Report announcing the eight candidate sites.

In total, the technical reports backing up the Phase 3 Report will comprise 14 separate titles along with two sets of map portfolios. A complete list of these reports is attached to this letter. The balance of these technical reports will be sent to you just as soon as their production is completed.

I know you will now need time to read through and study these reports, and to discuss their contents with the technical consultants who authored them. We would like to ensure that this opportunity is provided. Once the final technical reports are issued, we will be establishing workshops in the New Year where our consultants will be available to you to discuss these reports. I will make sure you are informed when these workshops have been scheduled.

If you have any immediate questions on these technical reports, please feel free to contact either myself or Gary Willson of our office.

Sincerely,

Michael G. Scott
Director of Communications

DEC 11 1984

4804

! TO BE RECEIVED !

I-6-a

ONTARIO WASTE MANAGEMENT CORPORATION
PHASE 3B TECHNICAL REPORTS

Site Selection Process
Phase 3B:
Selection of Candidate Sites

- | | |
|---|--|
| 1. <u>Agriculture</u> | Ecologistics Limited |
| 2. <u>Atmospheric Conditions</u> | Ontario Research Foundation |
| 3. <u>Biology</u> | Gartner Lee Associates Limited |
| 4. <u>Facilities Characteristics
and Technical Buffer Zones</u> | M. M. Dillon Limited |
| 5. <u>Heritage Resources</u> | Gartner Lee Associates Limited |
| 6. <u>Land Use</u> | Marshall, Macklin, Monaghan
Ltd. and Leon Kentridge
Associates Limited |
| 7. <u>Physical Resources</u> | Gartner Lee Associates Limited |
| 8. <u>Sensitive Crops</u> | Ecologistics Limited |
| 9. <u>Site Selection - 3 Volumes</u> | M. M. Dillon Limited |
| <u>Vol. 1: General Characteristics
and the Identification of Site
Areas</u> | |
| <u>Vol. 2: Identification of
Potential Sites</u> | |
| <u>Vol. 3: Identification of
Candidate Sites</u> | |
| <u>Map Portfolio</u> | |

I-6-h

- 2 -

10. Socio-Economic

Institute of Environmental
Research Limited

11. Transportation

M. M. Dillon Limited

12. Urbanization

Ecologistics Limited

Technical Data Map Portfolio

All Consultants

OTHER TECHNICAL REPORTS

13. Transportation of Special
Wastes in Ontario

Pilorusso Research
Associates Incorporated



I-7

Department of the City Clerk

City Hall, Toronto, Ontario, Canada M5H 2N2

RECEIVED

Roy V. Henderson / City Clerk

Barbara Caplan / Deputy City Clerk

10080

DEC 10 1984

November 29, 1984

FILE No. A-02-02-10-01

S.A. DATE DEC 17 1984

TO: ONTARIO TOWNS AND CITIES HAVING A POPULATION OF 100,000 OR OVER

Re: African Famine Relief

At its meeting on November 12, 1984, the Council of the Corporation of the City of Toronto authorized a grant of \$10,000. to the Canadian Red Cross for famine relief in Ethiopia and requested the Canadian Red Cross to communicate within six (6) months with respect to the use of this contribution and contributions received from the Metro area.

This matter was again considered by City Council on November 26, 1984, at which time Council passed the following Resolution:

"WHEREAS Ethiopia is experiencing the worst ecological disaster in its recorded history; and

WHEREAS the first and main victims of this mind-boggling disaster in Ethiopia are its children; and

WHEREAS it has been confirmed by the Canadian Federal Government and relief agencies such as the Canadian and International Red Cross that aid directed to the starving citizens of Ethiopia is getting through and reducing the death rate of innocents; and

WHEREAS the need for decisive action is now - not tomorrow nor the next week or the week after, or the agony of death will accelerate;

! TO BE RECEIVED !



1034-0001

I-1-a

THEREFORE BE IT RESOLVED that the Council of the City of Toronto make an immediate additional contribution of \$50,000. on behalf of its citizens to the International Red Cross in support of African Famine Relief - equivalent to only 10¢ per Toronto citizen; and further, that this resolution be forwarded to other towns and cities throughout the Province of Ontario with a population of 100,000 or more, to encourage their participation."

It would be appreciated if you would place this Resolution before your Council.

Yours truly,

Ray V. Henderson.

City Clerk

8/1sp
DET

GC Rec 1661-84 (Nov 26/84)

- (a) That the City of Mississauga endorse the initiatives taken by the Department of External Affairs to deal with the famine in all Africa.
- (b) That the City of Mississauga establish a Relief Fund as set out in the report from the City Treasurer, dated November 16, 1984, to receive donations on behalf of Ethiopia, with the cost of administering such fund to be borne by the City.
- (c) That Councillor L. Taylor and Councillor S. Mahoney set up a Committee involving individuals and groups who have offered assistance to the City of Mississauga to collect donations and encourage groups to raise funds for the Ethiopian Relief Fund.
- (d) That the report from the City Manager, dated November 19, 1984, on an Ethiopian Relief Fund, be received.

7-8
GO-ALRT

3625 Dufferin Street, Downsview, Ontario M3K 1Z2

December 4, 1984

Mr. T. L. Julian
Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

C.A. DATE DEC 17 1984

RE: GO-ALRT Northern Section
Our File: W.O. 1386-83

Dear Sir:

Enclosed are photographs of the Mississauga, Mississauga/
Oakville and Mississauga/Brampton display boards. These are being
forwarded in response to a request that was made at the City of
Mississauga's General Committee meeting on November 21, 1984.

Yours very truly,



JSS:lec
Encl.

J. S. Sutherns, P. Eng.
McCORMICK RANKIN

cc: F. Norman
R. Edmunds
W. Taylor
C. Korzeniewski
K. Smith
N. Weeks

available for perusal in Clerk's Office

! TO BE RECEIVED !



Ministry of
Transportation and
Communications

Honourable James Snow, Minister

RIDING OFFICE
77 City Centre Dr
Suite 304
Mississauga Ont
L5B 1M5
(416) 848 4350

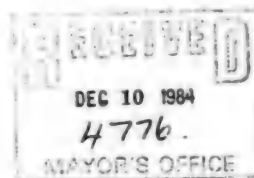


HOUSE OF COMMONS
CHAMBRE DES COMMUNES
OTTAWA CANADA
K1A 0A6

1-9
OTTAWA OFFICE
Room 512
Confederation Bld
House of Commons
Ottawa Ont
K1A 0A6
(613) 995 7813

DR ROBERT HORNER, M.P.

December 5, 1984



DEC 17 1984

C.A. DATE _____

Her Honor Mayor McCallion
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Dear Mayor McCallion:

Thank you very much for copying me on your letter of
November 27th to the Solicitor General.

I agree whole-heartedly with the resolution recently passed
by the Mississauga City Council and will work hard here in
Ottawa to ensure that it becomes a reality. The role of
Government is to serve the people, and on no other issue are
the wishes of the Canadian public clearer than on Capital
Punishment.

Thank you very much, once again, for copying me on this.

Yours Sincerely,

Bob Horner, M.P.
Mississauga North

BH/ld

! TO BE RECEIVED !

I-9-a



OFFICE OF THE MAYOR

November 27, 1984

The Honourable Elmer MacKay
Solicitor General of Canada
House of Commons
Room 507-CB Parliament Buildings
Wellington Street
Ottawa, Ontario K1A 0A6

Dear Mr. Solicitor General:

Re: Request for Free Vote in Parliament
on Capital Punishment

The General Committee of Mississauga City Council at its meeting on November 7, 1984, considered a resolution with respect to the above subject, which was passed by the Council of the City of York at its meeting held on October 15, 1984, and recommended the following:

- 1572-84 (a) That the City of York be advised that the resolution dated October 15, 1984 requesting the Federal Government to allow a free vote in the House of Commons on reinstating capital punishment for cases of pre-meditated murder or for killing of police officers and prison guards, be received for information;
- (b) That the following resolution which was adopted by the Council of the Regional Municipality of Peel on September 13, 1984 be endorsed:

"Whereas there is an urgent need for effective preventative measures to protect all citizens, and

Whereas the community and society at large have a right to expect a degree of predictability in sentencing procedures and parole regulations, and that those apprehended and convicted of murder and other violent crimes will be severely dealt with, and

Whereas there are some murders which because of the enormity of their horror demand the most emphatic denunciation of all, and

Whereas the Members of Council of the Regional Municipality of Peel and the citizens of the communities represented by them are shocked and appalled by the recent incidents which resulted in the vicious assault against police officers

THE CORPORATION OF THE CITY OF MISSISSAUGA
1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO. L5B 1M2
TELEPHONE (416) 279-7800



THE HONOURABLE CLARENCE MCKENNA
Solicitor General of Canada
Page 2

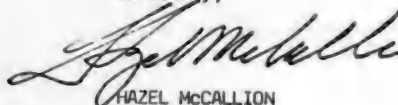
I-9-b

Therefore be it resolved that the new Government of Canada be requested to form an all party committee to draft the terms and conditions of a bill calling for stricter punishment for violent crimes and that a free vote be held in Parliament the results of which would be a binding on Parliament."

This recommendation was adopted by Council at its meeting on November 26, 1984.

Enclosed, for your information, is a copy of the aforementioned resolution. In light of the recent fatalities of police constables, I respectfully request your prompt attention to this matter.

Sincerely,



HAZEL McCALLION
MAYOR

HMCC/dp

Enc.

cc:

Federation of Canadian Municipalities
Association of Municipalities of Ontario
Mr. C. Rodrigo, City Clerk, The Corporation of the City of York
Dr. R. Horner, M.P., Mississauga North
Mr. D. Blenkarn, M.P., Mississauga South

I-10 
Ontario

DATE DEC 17 1984

Office of the
Minister

Ministry of
Municipal Affairs
and Housing

777 Bay Street
Toronto, Ontario
M5G 2E5
416/585-7000

DEC 10 1984

4965

December 5, 1984

To: Head of Council

At the annual conference of the Association of Municipalities of Ontario in August, I announced the Ministry's program for municipal building administration. I am pleased to send you the enclosed detailed information on the Building Action Program.

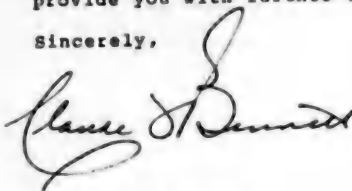
Building Action is part of Building Together - a plan to involve all three partners in the building of our communities - municipalities, the industry and the province - to work better, separately and together, for greater efficiency and greater returns in the business of building. We are all aware of the importance of the building industry not only to Ontario's economy but to each and every community in the province.

Under Building Action, financial assistance is available from the ministry to help you introduce innovative projects that will increase the efficiency of your building department operations. There is also funding to assist your building officials to take courses that will help them stay on top of new developments in their field.

The brochures in this kit explain the components of Building Action, with information on how to apply for financial assistance from the ministry. I urge you to read this information closely and take advantage of the funding available.

If you have any questions, please contact my staff in the Buildings Branch. They will be pleased to provide you with further information.

Sincerely,



Claude F. Bennett
Minister
M.P.P., Ottawa South

TO BE RECEIVED
COPY HAS BEEN SENT TO
A. FRANKS



Ontario

O 840051

T-11

Ontario Municipal Board & A. DATE DEC 17 1984

IN THE MATTER OF Section 15
of The Planning Act (R.S.O.
1980, c. 379),

OPA 24

Wiscar Secondary
Plan

- and -

IN THE MATTER OF a reference
to this Board by the Honourable
Claude F. Bennett, Minister of
Municipal Affairs and Housing
on a request by Anthony M. Speciale
on behalf of Nunzio Tumino for
consideration of the following
part of Amendment Number 24 to the
Official Plan for the Mississauga
Planning Area with respect to lands
comprising part of Lot 7, Concession
10, N.S., in the City of Mississauga
being that area outlined in red on
Schedule 2 - Land Use Plan,
Minister's File No. 21-OP-0030-024

10612

DEC 6 1984

OPA 24

B E F O R E :

J.E. HENDY
Member

)
) Wednesday, the 12th day
)
) of September, 1984
)

THIS APPLICATION having come on for public hearing and
the matter having been adjourned to December 10, 1984;

THE BOARD ORDERS that Nunzio Tumino shall pay costs to
M. Virginia MacLean in the amount of \$300.00 and to
Dennis H. Wood in the amount of \$600.00 forthwith.

SECRETARY

084-1
25

TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR/R. EDMUNDS/
A. FRANKS/L. STEWART

I-12



C 840302

Ontario Municipal Board

S.A. DATE DEC 17 1984

IN THE MATTER OF Section 52(7)
of The Planning Act, 1983

548 Meadow
Wood Rd.

AND IN THE MATTER OF an appeal
by Helen Crewe from a decision
of the Regional Municipality
of Peel Land Division Committee
dated the 13th day of September,
1984, whereby the Committee
dismissed her application numbered
B 157/84-M

RECEIVED

REGISTRY NO 10621

DEC 6 1984

B-07-84157

U.T.O. DEPARTMENT

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Wednesday, the
13th day of February, 1985 at the hour of two o'clock
(local time) in the afternoon at the Council Chambers,
Regional Offices, 10 Peel Centre Drive, Brampton
for the hearing of all parties interested in supporting
or opposing this appeal.

If you do not attend and are not represented at this hearing,
the Board may proceed in your absence and you will not be
entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part
in the hearing and wishing a copy of the decision may request
a copy from the presiding Board Member or, in writing, from
the Board. Such decision will be mailed to you when available.

DATED at Toronto this 3rd day of December, 1984.

D.G. HENDERSON
SECRETARY

TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR/R. EDMUNDS/
A. FRANKS/L. STEWART

DAVIS, WEBB
BARRISTERS AND SOLICITORS
41 GEORGE ST. SOUTH

BRAMPTON, ONTARIO
L6Y 2E1

RONALD K. WEBB, Q.C.
THOMAS M. DUHN, Q.C.
CHRISTIAN G. SCHULZE, Q.C.
BRUCE W. TIMBLEY, B.A., LL.B.
J. DAVID OSTLER, B.A., LL.B.
JAMES R. INGLIS, B.S.A., LL.B.
NEIL G. DAVIS, B.A., LL.B.

A. GRENVILLE DAVIS, Q.C.
(1916-1973)

1-13

DEC 17 1984

DATE

TELEPHONES

BRAMPTON

431-6714

TORONTO

AREA CODE 416

December 12, 1984.

DELIVERED

Mr. David G. Henderson,
Secretary,
Ontario Municipal Board,
180 Dundas Street West,
Toronto, Ontario.
M5G 1E5

Dear Sir:

Re: OMB file: R840403
By-law 480-84, City of Mississauga

RECEIVED
CLERK'S DEPARTMENT
10767

DATE DEC 12 1984

FILE No B/L 480-84

CLERK'S DEPARTMENT

We hereby withdraw our client's objection to the approval of
By-law 480-84 of the City of Mississauga.

If necessary, we would be pleased to explain the basis upon
which our client is now able to withdraw its objection.

If anything further is required, please advise and we will
provide it.

Yours truly,

DAVIS, WEBB,

R. K. Webb 1/6

Ronald K. Webb, Q.C.

RKW:ht

c.c. Mr. T. L. Julian, Clerk, City of Mississauga
Ms. Virginia MacLean, Law Department
Mrs. Margaret Marland, Councillor
Mr. J. B. Goldenberg, Messrs. Fogler, Rubinoff
Mr. S. Poulton, Maywelle Properties

See Planning Committee Rec.

BIG BROTHERS OF PEEL

184 Queen St. W., Brampton, Ont. L6X 1A8 • 459-3373

MISSISSAUGA COUNCIL

MON. DEC. 17, 84.

SUBJECT: Big Brother services in Mississauga

We are appearing before you to-day to present a report on our service level in the City of Mississauga. Big Brothers of Peel provides services to boys, between the ages of 7 and 16, of mother led families in the Region of Peel. Our goal is to provide the boy with an adult male role model who will be his friend and help him to grow during these important years. We participate only on the basis of a request from the mother and only when there is not the presence of a man, on a regular basis in the boys life.

We are a volunteer based organization with over 450 men and women currently involved in the program. We have a staff of 6 working out of Big Brother House in Brampton. Our funding comes principally from the United Way, corporate and private donations, the Region of Peel and our own fund raising drives.

It is estimated that there are 6200 mother led families in Mississauga with 7400 boys. We believe that approximately 5%, or 370 of these boys, would qualify for our service. At the present time 185 Mississauga boys are registered with us and are dispursed as follows:

LOCATION :	MATCHED WITH BIG BROTHER:	PLACED ON WAITING LIST:
(1) Meadowvale - Streetsville	20	16
(2) Erin Mills	18	7
(3) Clarkson - Lorne Park - Sheridan Homelands (west of the Credit)	11	10
(4) Cooksville - Erindale Woods (Hwy 10,401,Q.E.W.,Credit)	13	10
(5) Port Credit - Lakeview (Q.E.W.,Credit,Lake,Metro)	9	4
(6) Mississauga Valley - Applewood (Hwy 10,401,Dundas,Metro)	26	24
(7) Malton	4	3
TOTALS :	101	74



A United Way Agency



BIG BROTHERS OF PEEL

184 Queen St. W., Brampton, Ont. L6X 1A8 • 459-3373

page two

You can see, from the chart, that we are having a serious problem with the size of our waiting list. For every 4 boys that we have been able to match there are still 3 who have not. We have tried to bring some level of service to these unmatched boys by establishing a group activities program for the 28 of them who are 10, 11 and 12 years old. This situation is further aggravated by the fact that the number of enquiries is growing steadily with a 23% increase in the last year. The reasons, of course, are the growing number of marriage breakdowns and the increasing population of the area.

In 1985, we intend to address the issue of our need to expand the service in several ways. Specifically we intend to:

- (1) Recruit enough men to be Big Brothers in order to service those boys currently part of our caseload and those who will be added in the coming year. In Mississauga we will need at least 125 new volunteers.
- (2) Establish enough new Group Programs to offer temporary services to those boys who are on our waiting lists.
- (3) Hire a fourth caseworker to handle the increased number of matches.
- (4) Commence a child abuse prevention training program.
- (5) Open a Mississauga office for interviewing and casework.
- (6) Expand the number of events and recreation programs for our Big and Little Brothers.
- (7) Strengthen our relationships with other agencies involved with child care.
- (8) Increase the community awareness of Big Brothers.
- (9) Raise \$95,000, on a Region wide basis, to support the growth of our agency.

This program may sound very ambitious but we don't see that we have much of an alternative. To achieve these results, we are having to rely on a growing willingness on the part of concerned people to become part of the answer. The answer is found in volunteerism and caring.



A United Way Agency

BIG BROTHERS OF PEEL

184 Queen St. W., Brampton, Ont. L6X 1A8 • 459-3373

page three

How does this involve the City of Mississauga? There are a number of areas where the members of Council and the administration can help us. These are:

(1) Advocacy - We need for you to continue to be vocal in your support of our service.

(2) Fund Raising - We ask you to give support to our various fund raising activities. Specifically, we would ask you to declare the week of Feb 23 to Mar 2, 85 as "Big Brothers - Bowl for Millions" week in Mississauga. We would encourage you and your staff to participate in this event.

(3) Advertising - We would ask you to place our recruitment posters and brochures in all public buildings and facilities including recreation centres, libraries, and offices.

In closing, I would like to say on behalf of the agency that it has always been a pleasure for us to work along with you as we strive for a better and more fulfilling future for our young people.

Richard Whitehead A.M.C.T.(A)
Executive Director



A United Way Agency



December 12, 1984

Mr. W. Kent
1628 Petrie Way
Mississauga, Ontario
L5J 1H1

Dear Bill:

Re: Schedule of Planning meetings

Thank you for the copy of the letter to the Mayor. As Chairman of Planning I shall attempt to provide the background to the committee's decision. Many of the citizen members and Councillors had pressing conflicts on Thursday night. In many cases, the Council members previously adjusted their schedules around the needs of the Board representatives. City committee schedules were in turn adjusted accordingly. With the passing years, however, many of these conflicts have extended beyond the control of Council. For example, the Children's Aid Society and the Credit Valley Conservation Authority have frequent Thursday night meetings which are critical for at least three members of Council. My own schedule, however, could have been accommodated by a Tuesday/Thursday split. As the new Chairman, I asked staff to poll the committee to determine the most satisfying schedule. When these results were known, the question of the Tuesday night option was again posed with members generally objecting to changing their schedules without a similar adjustment by the Boards. Even with the change, it was pointed out by the past Planning Chairman that because of the School Trustees' pressing personal schedules, they were unable to attend the majority of the meetings over the years. When Sheila Wilson raised her concern to me privately, I again tried to have the matter reopened but the same strong objections were placed.

On reflection, the importance of the educational factor can be incorporated into the planning process of the City in other ways. If there is a specific concern, it can be raised early to be rescheduled in the agenda to accommodate the trustee. Sheila Wilson, for example, was very much interested in the policy of the location of churches in the Secondary Plan and her concerns were accommodated by having the matter attended to at the first of the meeting so that she could be released to go to the Board Committee meeting. If the matter is not dealt with to the satisfaction of the Boards, formal or informal presentations can be made to General Committee or Council. Alternatively, the Chairman of the Planning and Development Committee could get in touch with me directly. Presently, all plans and rezoning proposals are reviewed by the School Board's staff, and comments are included prior to our staff drafting and submitting reports. I do not know if these School Board's staff comments go to the Planning and Development Committee for comment, but it has been a limitation for Council and Planning Committee when these matters cannot really be questioned or further explanation sought at Planning Committee. The presence at our meeting of a Board staff member who was involved in the preparation of Board comments would be most welcome. This occurs presently at the Traffic Safety Committee. As you are aware, the positioning of an

THE CORPORATION OF THE CITY OF MISSISSAUGA
1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO. L5B 1M2
TELEPHONE (416) 279-7600

Mr. W. Kent
Page 2
December 12, 1984

elementary school is absolutely critical in the sizing, design and development of a neighbourhood. One of our most pressing planning and political problems revolve around the removal of these sites from the neighbourhood once the building has commenced. To learn more about our potential school yields, I have initiated the review of methodology so that our staff, in conjunction with Board staff may better predict student yields and thus better design neighbourhoods. Presently, much of the decision making is beyond our jurisdiction, even beyond our questioning. Public input at Planning Committee by Board Planning staff would be most helpful to the Committee members as well as the public who attend.

It may well be that the Planning Committee which deals with hundreds of formal public meetings to comply with the spirit of the Planning Act, which deals with commercial, industrial, other institutional as well as the residential zoning question and which is only peripherally focused upon the educational factors, is not the best forum to dialogue with Trustees on educational matters. The question of pedestrian routing for example, important to school children, is rarely mentioned or discussed with staff. Yet this is a most important part of later Traffic Safety problems. Amusement Centre Policy (electronic arcades) an issue dealt with by the By-law Committee was of concern to several schools in the Credit Woodlands. Yet our previously established policy in 1981 made that application impossible even before the educational input. Presently, Councillor Mahoney and I are objecting to a liquor licence at the John Anderson Restaurant at Erindale Station Road and Dundas, because of its proximity to the Woodlands and St. Martin's Schools. Yet while requesting a City-wide planning policy to frame our objections to this and similar objections throughout the City, this matter would generally be dealt with at Council or General Committee. These matters could be discussed better at the Education Liaison Committee.

The individual input of the Trustees has been greatly appreciated and respected. Both our present Trustee representatives are experienced in ratepayer and community planning matters. This continued participation is desired. Our committee problem is, however, one of conflicting schedule. In view of your concern, I shall again discuss the matter privately with the Mayor and all members of Council.

Yours truly,



David J. Culham
Councillor Ward 6

DJC:kd

cc: S. Wilson
J. Hugal



THE CORPORATION OF THE TOWN OF OAKVILLE
RECEIVED

OAKVILLE REGISTRY No 10746

DATE **DEC 17 1984**

TELEPHONE 845-6601
P.O. BOX 310
L6J 5A6

DATE **DEC 12 1984**

NOTICE OF THE PASSING
OF A ZONING BY-LAW BY

TOWN OF OAKVILLE

TAKE NOTICE that the Council of the Corporation of the Town of Oakville passed By-law 1984-63.....on the 22nd day of November.....1984..under section 34 of the Planning Act, 1983;

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Clerk of the Town of Oakville not later than the 27th day of December, 1984.....a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies are overleaf. The complete by-law is available for inspection in the office of the undersigned during regular office hours.

Dated at the Town of Oakville this.....3rd.....day of
December,.....19 84.....

D.W. Brown
Clerk of the Town of
OAKVILLE

SUMMARY OF BY-LAW 1984-63

LOCATION OF THE LANDS AFFECTED BY BY-LAW 1984-63: The subject area includes all lands within the Town of Oakville Boundaries.

THE PURPOSE OF BY-LAW 1984-63 is to provide a revised composite Zoning By-law for the Town of Oakville, which includes all amendments to the previous Zoning By-law 1965-136.

THE EFFECT OF BY-LAW 1984-63 is to repeal the former Town Zoning By-law 1965-136 and replace it with the revised Zoning By-law 1984-63. By-law 1984-63 includes revisions to the format and minor content changes to the previous Zoning By-law and includes all amendments to the previous by-law passed on or before November 22, 1984.

! DIRECTION REQUIRED !

NOTE: Comments have been requested from
the Commissioner of Planning



1984.11.26 copies to:
R. F. Hall, Dufferin-Peel R.C. Separate School Board
B. Fleming, Director of Education, "
All Trustees
J. A. Fraser
R. N. Chalmers; M. D. Roy; J. L. Berges

Office of the
Chairman of the Board

C.A. DATE **DEC 17 1984**

November 26, 1984

Mayor Hazel McCallion
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

10551
REC 4 1984
T-11050
T-13005

Dear Hazel:

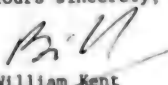
The attached letter sets out the historical background to the Development Agreement Price concept for the acquisition of school sites in newly developed areas and, in addition, it spells out the concerns of The Peel Board of Education regarding cost sharing among developers. I believe that our concerns are shared by the trustees on The Dufferin-Peel Roman Catholic Separate School Board. It is imperative that we have the understanding and support of Mississauga City Council in trying to reach an appropriate cost sharing agreement with the development industry.

May I suggest that fairly early in the New Year, representatives of the two Boards of Education and Mississauga City Council meet to discuss the feasibility of various alternatives. At the appropriate time, further meetings will have to take place involving representatives of the development industry.

If the first meeting were to be scheduled for early February, 1985, this would enable our respective staffs to do the appropriate preparatory work for such a meeting.

On behalf of The Peel Board of Education, I hereby formally request a joint meeting of the two Boards and City Council regarding cost sharing. A positive reply to this invitation would be very much welcomed.

Yours sincerely,


William Kent
Chairman
Encl.

NOV 28 1984

4615

! DIRECTION REQUIRED !

73 KING STREET WEST, MISSISSAUGA, ONTARIO L5B 1H5 TELEPHONE (416) 279-6010



C-2-a

Office of the
Chairman of the Board

November 27, 1984.

Mayor Hazel McCallion,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2

Dear Mayor McCallion:

Re: Cost Sharing Among Developers

Please be advised that on November 13, 1984 the Board approved the following:

- “(a) That, the Board remove its objection to the registration of plans of subdivision 21T-81050M Kaneff Holdings Inc., and 21T-83005M Urban Equities Ltd., on the condition that these developers provide adequate school sites at the development agreement price, and agree to participate in discussions regarding cost sharing;
- (b) That, the Board object to the registration of any further plans of subdivision until the matter of cost sharing among developers to provide school sites at the development agreement price is resolved;
- (c) That, the Chairmen of the Boards of Education and the Mayor of Mississauga arrange a meeting to develop and institute methods of cost sharing among developers.”

I have attached previous resolutions and other background material for your information.

The origin of an attempt by the Board to acquire school sites at prices favourable to the taxpayer originated in the early 1960's with the South Peel Board of Education. Instituted by H. J. A. Brown, Jack's formula for compensation was "the actual cost of the land plus interest from the date of acquisition plus half the cost of services on any frontage it acquires, the cost of services to be approved by the Town Engineer."

C-2-h

- 2 -

When the Town of Mississauga negotiated a Development Agreement with the so called Big Three in 1967, the Board and the Town agreed on a similar type of clause to determine the cost of school sites.

"That (Developer) will sell such lands to the school board requiring the same at the price of \$12,500.00 per acre together with compound interest on such prices at seven per cent per annum and the taxes paid thereon, both computed from the date hereof to the date of transfer, whichever is the lesser.

That, in addition, the board in question will pay to (Developer) one-half of the cost to (Developer) of installing municipal services on those portions of the streets actually abutting the elementary and secondary school sites in question, provided however that the amount paid to (Developer) by the board in question shall not exceed the sum of \$40.00 per foot of street frontage of the site up to a maximum of 300 feet in the case of an elementary school site and up to a maximum of 500 feet in the case of a secondary school site."

The Town and the Board agreed that the acquisition of school sites should not be a burden to the taxpayer and that the development industry should not profit from the requirement of the taxpayer to provide a service to enable the developments to proceed. While levies to support school construction were implemented sporadically in several areas in Peel, the Development Agreement Price was the only cost saving feature employed by the Board.

The Development Agreement Price (DAP) has been very successful. Since 1968, almost all school sites have been acquired under its terms, both in Mississauga and Brampton. From the original comprehensive land assemblies of the Big Three to the smaller development in Malton or Brampton, the same pricing policy has provided a rapid efficient way settling the acquisition of school sites. One variation of the DAP exists in the Heart Lake Area of Brampton. It uses an \$8,000 base price with interest calculated from 1973.

There have been a small number of exceptions where a school site is needed in an area involving no development activity or where a developer has a very small holding or where a site will serve an area far beyond the owner's holdings, it is difficult to employ the DAP. In those instances, the Board has attempted to acquire sites at the owner's cost of acquisition.

The Development Agreement Price is functioning well and should continue to be employed perhaps with two modifications. The Board could consider increasing the \$40.00 per frontage foot for services to reflect today's cost which it is understood is in the neighbourhood of \$200.00 per foot.

As well, the City could consider modification to the levy policy which requires developers to provide school sites at the DAP, as well as to pay a \$10-20,000.00 per acre levy.

C-2-c

Presently, the following clause is inserted in the Conditions of Draft Approval:

"Prior to registration of the plans, the City requires that satisfactory arrangements shall be made between the Peel Board of Education or the Dufferin-Peel Roman Catholic Separate School Board, or both, whichever is applicable, for the acquisition, or reservation for future acquisition, of Block/s designated in the plan for school purposes. The implementation policies of the relevant Secondary Plan and the expressed desire of the Peel Board of Education and the Dufferin-Peel Roman Catholic Separate School Board to acquire school sites at financial costs which are, at most, in accordance with those explicitly in the Big Three Agreement."

Agreements have been concluded with Erin Mills, First City and Kaneff for the acquisition of school sites in the new communities at the Development Agreement Prices.

Consideration should be given to the status of sites in three categories: 1) in former Big Three lands, 2) new communities and 3) others.

Cost sharing has been employed twice before in the Region, the Bovaird/Kennedy area in Brampton in which the municipality took an active part and the North North Dixie area in Mississauga in which the municipality asked the development industry to cost share among themselves in order to provide sites at the DAP.

The matter of cost sharing first appeared in the Implementation Section of the Secondary Plans of the new communities.

"During development of the District, it may be necessary for the City to encourage prospective developers to cooperate with each other through cost sharing agreements to ensure that the lands required for public purposes are available at the appropriate time."

As a result the Board requested that:

"In accordance with the Implementation Section of the Secondary Plan, the Peel Board of Education requires that the developer agree to participate in a cost sharing arrangement with other land owners to ensure that school sites are available at the appropriate time and price."

Why is cost sharing important? It is as important as the levy system because it fairly distributes the provision of sites at the DAP among all benefiting parties. With the movement away from the comprehensive holdings of the Big Three (with the exception of Erin Mills), the question of fairness among owners becomes more important particularly where the school site is in a small ownership or even where the site is in one of two adjacent large developments.

C-2-d

- 4 -

Cost sharing is also necessary to address the need for large senior and secondary school sites to serve a widespread area. For example, the Urban Equities lands, in addition to generating junior students, generate say 10% of the senior and secondary site requirements.

The major problem in any cost sharing agreement among developers also underlines the need for cost sharing. The major problem is non-participation by owners who are either not developers or who don't have school sites. We have obtained an example of cost sharing agreement from another municipality which might form the basis for discussion.

Madame Mayor, the Boards of Education support the fairness of cost sharing and are concerned that the Development Agreement Price will break down without it.

We believe that with the continued cooperation of the Boards of Education, the City of Mississauga and the Developers, a cost sharing agreement can be achieved which will continue the soundness of the Development Agreement Price in an equitable manner.

Sincerely,



W. Kent,
Chairman,
The Peel Board of Education.

JG:ps

Attach.

cc: R. Hall, DPRCSSB
J. McGirr, DPRCSSB
K. Cowan, City of Mississauga
J. Fraser, Peel Board of Ed.
All Trustees, Peel Board of Ed.

Physical Planning Committee
November 13, 1984

C-2-e
D-1

THE PEEL BOARD OF EDUCATION

Cost Sharing Among Developers
for the Provision of School Sites

Recommendations

It is recommended that:

- 1) the Board remove its objection to the registration of plans of subdivision 21T-81050M Kaneff Holdings Inc., 21T-83005M Urban Equities Ltd. and 21T-84015M Traders Associates on the condition that these developers agree to participate in discussions regarding cost sharing;
- 2) the Board object to the registration of any further plans of subdivision until the matter of cost sharing among developers to provide school sites at the development agreement price is resolved;
- 3) that the Chairmen of the Boards of Education and the Mayor of Mississauga arrange a meeting to develop and institute methods of cost sharing among developers.

Background Information

The Board is objecting to the registration of any plans of subdivision in the new development areas.

"In accordance with the Implementation Section of the Secondary Plan, the Peel Board of Education requires that the developer agree to participate in a cost sharing arrangement with other land owners to ensure that school sites are available at the appropriate time and price.

The three developers are seeking approval to register their plans. They have fulfilled all other requirements and have provided school sites, one Separate and one Public, at the development agreement price.

C-2-f

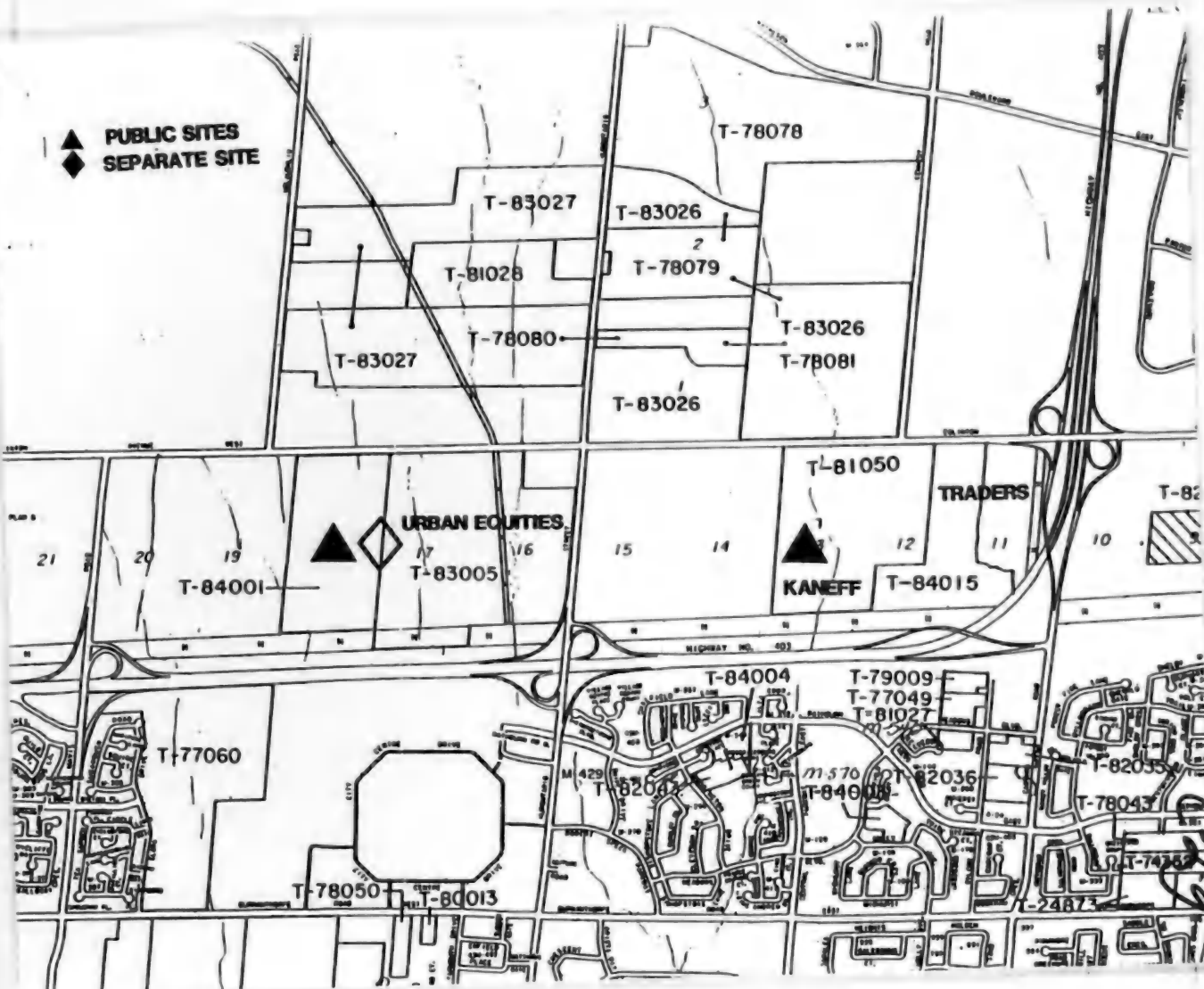
- 2 -

It seems unfair to withhold approval of these plans pending the completion of forthcoming discussions between the Boards and the City on the matter of cost sharing.

Prepared by: J. L. Greeniaus

Submitted by: J. L. Berges

▲ PUBLIC SITES
◆ SEPARATE SITE



THE PEEL BOARD OF EDUCATION
Cost Sharing Among Developers
for the Provision of School Sites

Recommendation

It is recommended that the Board request the Council of the City of Mississauga to identify more clearly what is meant by "cost-sharing agreements" referred to in the implementation section of the Secondary Plans of the Lisgar, East Credit and Hurontario Communities.

Background Information

On October 1, 1984, the Physical Planning Committee approved the following recommendation:

"that, the Board request the Council of the City of Mississauga to identify more clearly what is meant by "cost-sharing among developers" as per their intentions with respect to amending the Implementation Section of the East Credit, Hurontario and Lisgar Secondary Plans."

The draft minutes provided further direction:

"It was clarified that, during the next few days, the administration would research this issue, to provide a recommendation to next Tuesday's Regular Board Meeting, as to the most appropriate method of bringing this matter to the attention of City Hall. It was understood that it may be necessary for the administration, at that time, to suggest a re-phrasing of Motion PP-106, for Board approval."

Mr. R.G. Edmunds, in his letter of July 27, 1984, provided a view of the staff position on the cost-sharing matter. The Physical Planning Committee felt that without cost-sharing among developers, it may be difficult to maintain the Big 3 Agreement price for school sites.

C-2.c

- 2 -

On September 24, 1984, in considering the Dundas-Fairview area, Council resolved the following:

- (a) "That the Peel Board of Education and the Dufferin-Peel Roman Catholic Separate School Board be invited to discuss as soon as possible the issue of the timing and cost of acquiring school sites in developing areas with particular reference to Dundas-Fairview Residential District (lands bordered by Burnhamthorpe Road, the Canadian Pacific Railway Line, Mavis Road and Confederation Parkway).
- (b) That staff prepare a financial impact report on the Dundas-Fairview Community.
- (c) That the location and size of the school and parkland envelopes in the Dundas-Fairview Community as set out in Schedule 'C' attached to the report dated September 5, 1984 from the Commissioner of Planning be adopted with the addition of a Secondary School (Separate) at the south-east corner of Confederation Parkway and Fairview Road.

A meeting to discuss the acquisition of school sites will be arranged.

Prepared by: J. L. Greeniaus

Submitted by: J. L. Berges

THE PEEL BOARD OF EDUCATION
Cost-Sharing Among Developers
for the Provision of School Sites

Recommendations

1. It is recommended that the Board request the City of Mississauga to amend the Implementation Section of the East Credit, Hurontario and Lisgar Secondary Plans to identify more clearly what is meant by "cost-sharing arrangements among developers".
2. It is recommended that the Board remove the following condition which has been imposed upon the developers of lands in the new Residential Districts of Lisgar, East Credit and Hurontario.

"In accordance with the Implementation Section of the Secondary Plan, the Peel Board of Education requires that the applicant agree to participate in a cost-sharing arrangement with other land owners to ensure that school sites are available at the appropriate time and price."

Background Information

The Implementation Section of the Secondary Plans for Lisgar, East Credit and Hurontario contains the following clause:

"During development of the District, it may be necessary for the City to encourage prospective developers to cooperate with each other through cost-sharing agreements to ensure that the lands required for public purposes are available at the appropriate time."

The clause which the City has incorporated into the Conditions of Draft Approval for individual plans of subdivision is:

C-2-K

"Prior to registration of the plans, the City requires that satisfactory arrangements shall be made between the Peel Board of Education or the Dufferin-Peel Roman Catholic Separate School Board, or both, whichever is applicable, for the acquisition, or reservation for future acquisition, of Block/s designated in the plan for school purposes. The implementation policies of the relevant Secondary Plan and the expressed desire of the Peel Board of Education and the Dufferin-Peel Roman Catholic Separate School Board to acquire school sites at financial costs which are, at most, in accordance with those explicitly in the Big Three Agreement."

It seems that the development agreement clause would address the situation faced in the first plans of subdivision in the new communities. The junior schools, public and separate, seem to be shared equally and might be acquired at the development agreement price. Additional students are generated for the senior and secondary schools. Some of these schools at present are located in non-developer, multi-ownership properties.

The Planning and Resources Department had interpreted the paragraph in the Implementation Section as the City's willingness to assist in the securing of future senior and secondary school sites through cost-sharing.

On July 20, 1984, a meeting concerning cost-sharing among developers was held, at the City Manager's office attended by Planning staff of both the Board and the City. The attached letter summarizes the meeting and clarifies the City staff position regarding cost-sharing.

It seems that the intention of the paragraph would apply where a major school/park complex was on lands of three or more landowners and where circumstances create an imbalance of school/park lands among these owners. The overburdened owner could be compensated by the less burdened landowners.

Mr. Edmunds points out that initial shortfalls in park facilities have to be accepted by the first residents, until the community is complete and landowners make up the park requirements. City staff feels that the school site provision is similar and that it would be impractical and unreasonable to request initial developers to cost-share future school sites.

C-2-l

- 3 -

Summary

1. The present Development Agreement Price (\$12,500.00/acre + 7% compounded from 1968 + \$40.00 per frontage foot) produces school sites at approximately \$42,000 per acre.
2. Unless there is a cost sharing agreement among developers to eliminate inequities, developers with school sites will request compensation based on market value.
3. Developers are also requesting that the \$40.00 per foot for services be updated to present values of \$207.00 per foot and \$20,000 per acre for major road and water course levies paid to the City.
4. In some cases the addition of these two additional costs push the updated price to market value.
5. By not insisting on cost sharing agreements, the City has made the continuation of the development agreement price very difficult.

Prepared by: S. C. Hare
J. L. Greeniaus

Submitted by: J. L. Berges

JUL 20 1984



C-2-m

July 27, 1984

File: T-83005

Mr. John Greeniaus,
Chief Planning Officer,
Planning and Resources,
Peel Board of Education,
73 King Street West,
Mississauga, Ontario.
L5B 1M5

Dear Mr. Greeniaus:

Re: Urban Equities Proposed Subdivision T-83005;
Acquisition of School Sites, Hurontario District

This refers to the meeting in the City Manager's office on July 20, 1984 concerning conditions for approval of the Urban Equities subdivision T-83005 respecting the provision of school sites; your objection to this subdivision, and your letter dated July 19, 1984.

During the meeting, there was discussion of the statement in the implementation section of the Hurontario Secondary Plan which reads "During development of the District, it may be necessary for the City to encourage prospective developers to cooperate with each other through cost-sharing agreements to ensure that the lands required for public purposes are available at the appropriate time." Based on this statement, the Board is seeking to require Urban Equities to cost-share with other landowners the provision of the proposed senior school in Neighbourhood 3 of the Hurontario District, which is to the north of the Urban Equities proposed subdivision T-83005 in Neighbourhood 6. This would involve an agreement between the landowners in Neighbourhood 3, many of whom have not made application for development, and would have no reason to agree to the cost-sharing of public facilities. Under the circumstances, the City staff position is that it would be impractical and unreasonable to require such agreement. Similarly, your more recent comments on the subdivisions in Neighbourhood 3 itself, calling for a cost-sharing agreement is also, in our opinion, probably not feasible.

The kind of situation where the above mentioned policy statement could apply is in the Dundas Fairview District, where a major school/parks complex occurs on the lands of three applicants with large acreages, but where the site constraints and planning factors may locate the complex with the cost-burdens unfairly distributed between the owners.

THE CORPORATION OF THE CITY OF MISSISSAUGA
1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 1M2
TEL: (905) 276-7800



C-2-N

Mr. John Greeniaus

- 2 -

July 27, 1984

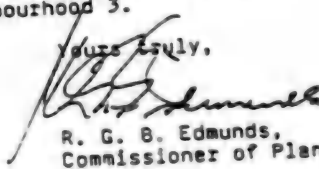
The text you quote on page 2 of your letter of July 19, 1984 is correct, and will be included in future conditions for subdivision approval in new districts. As indicated at the meeting, however, we will not recommend City involvement in school-site price negotiations between the Board and developers.

The City has not denied approval of subdivision plans where park land for the encompassing district is not totally available at the outset; the initial shortfall in park facilities has to be accepted by the first residents until the district is complete. By the same token, we suggest that it is not realistic to demand that the first developers in a district provide schools for the total district at the outset.

We can understand the reluctance of developers to enter into cost-sharing agreements when the bases are not clearly shown to be equitable. Appropriate school catchment areas are hard to define and subject to change, and designated school sites may subsequently be relinquished.

We hope that this clarifies the City staff position for you and we suggest that you consider withdrawing your objection to the Urban Equities subdivision T-83005, and modifying your requested conditions for subdivisions in Neighbourhood 3.

Yours truly,


R. G. B. Edmunds,
Commissioner of Planning.

cc: E. Halliday
F. Golle, D.P.R.C.S.S.B.
P. E. Allen, Region of Peel Planning

C-3

RETYPE FOR LEGIBILITY / KZ

E.A. DATE DEC 17 1984

Pleasantview Garms Limited
1590 Dundas Highway East
Mississauga, Ontario, L4X 1L4

Phones: 277-2993 (Mississauga) 722-3783 (Sutton)

Dave Cook, Councillor, Ward 7
City of Mississauga
1 City Centre Drive
Mississauga, Ontario

Dear Dave:

I have located a trailer at 1409 Tonolli Road to store perishable materials with respect to my farm supply business. The By-law Department have advised that I should obtain Council's permission for its use. Plans are being formulated to construct a permanent building.

A Council Resolution permitting this use for a maximum two year period is requested.

As there are no residential areas nearby, I am respectfully requesting your support for this request.

Yours truly

David Pallett

c.c. Mayor and Members of Council

! DIRECTION REQUIRED !

NOTE: Comments have been requested from
the Commissioner of Building



Office of the
Chairman of the Board

DEC 17 1984

S.A. DATE

December 3, 1984

Mrs. Hazel McCallion
Mayor
The Corporation of the City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Dear Mrs. McCallion:

Re: City Planning Committee

I have been asked once more by The Peel Board of Education to express to you our concerns about the timing of the meetings of the City Planning Committee. As you may know, regular meetings of the Board are held every second and fourth Tuesday of the month. When Board participation on the City Planning Committee commenced a few years ago, appropriate arrangements were made to adjust the meeting schedule to enable the Board representative to attend.

Unfortunately, the present Planning Committee has again adopted a schedule of meetings that is in direct conflict with regular Peel Board of Education meetings. Our representative has been unable to persuade the Committee to change the schedule.

On behalf of the Board, I request your assistance in resolving this difficulty. If it proves impossible to change the schedule of meetings for the City Planning Committee, then, regretfully, it will be necessary for the Board to withdraw its representative.

: DIRECTION REQUIRED :

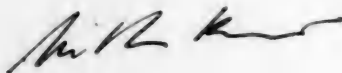
4707

C.H-a

-2-

Your assistance in this regard will be very much appreciated.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "W. Kent", written in a cursive style.

William Kent
Chairman

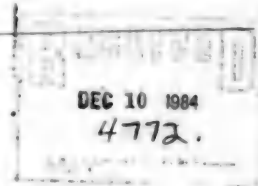
cc: All Trustees
Chairman, City Planning Committee



Erindale Campus

University of Toronto in MISSISSAUGA

SCHOLARSHIPS AND FINANCIAL AID OFFICE



December 3, 1984

Mayor Hazel McCallion
City Hall
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

DEC 17 1984
C.A. DATE

Dear Hazel:

I submit for your approval, the terms for the new scholarship which you have proposed.

I wish to thank you for your interest in the College and in academic excellence.

Please write to me as soon as possible so that I may proceed with the ratification.

Yours sincerely,

L. T. McCormick
Registrar and Chairman,
Scholarships and Awards Committee

LTM:lw

c.c. Mr. G. Johnstone
Principal P.W. Fox

! DIRECTION REQUIRED !

MISSISSAUGA, ONTARIO L5L 1C6

DRAFT OF AWARD RECORD

C-5-a

NAME OF AWARD:

THE CITY OF MISSISSAUGA POPE JOHN PAUL II
ADMISSION SCHOLARSHIP

SOURCE OF FUNDS:

Donation of \$20,000

DONOR:

The City of Mississauga

ESTABLISHED IN:

Erindale College

VALUE:

\$2,000

AWARDING BODY:

Erindale College Council

CONDITIONS:

To be awarded to the student graduating
with the highest standing from a Mississauga
Secondary School who is enrolling in full-
time studies in Year I at Erindale College.

This scholarship may be combined with any
other admission scholarship provided the
maximum aggregate value does not exceed
\$5,000.

APPLICATION:

Not required

FIRST AWARD:

Spring, 1985

SUCCESSIVE AWARDS:

Annual, for nine additional years

Note: This scholarship was established by the City of Mississauga to
commemorate Pope John Paul II's visit to Canada in 1984.



Erindale Campus

See C-3

University of Toronto IN MISSISSAUGA

SCHOLARSHIPS AND FINANCIAL AID OFFICE

C.A. DATE DEC 17 1984

December 7, 1984

Mayor Hazel McCallion
City Hall
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Dear Hazel:

Since I wrote to you on December 3 I have been informed by Tennys Reid that the City has already donated the total sum of \$20,000 for the Pope John II Admission Scholarship.

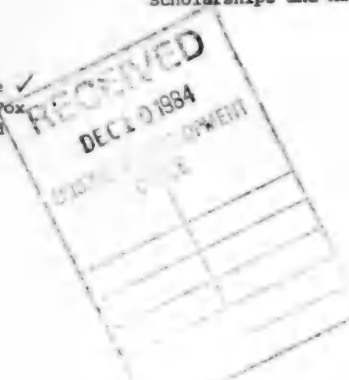
Since I had not known of this previously, the information was not included in the first draft of the terms which I sent you. Enclosed is a revised draft of the Terms of Award.

Yours sincerely,

L.T.
L. T. McCormick
Registrar and Chairman,
Scholarships and Awards Committee

LTM:lw

c.c. Mr. G. Johnstone ✓
Principal P.W. Fox
Mrs. Tennys Reid



MISSISSAUGA ONTARIO L5L 1C6

DRAFT OF AWARD RECORD

NAME OF AWARD: THE CITY OF MISSISSAUGA POPE JOHN PAUL II
ADMISSION SCHOLARSHIP

SOURCE OF FUNDS: Capital Fund of \$20,000

DONOR: The City of Mississauga

ESTABLISHED IN: Erindale College

VALUE: The annual income from the Capital Fund

AWARDING BODY: Erindale College Council

CONDITIONS: To be awarded to the student graduating
with the highest standing from a Mississauga
Secondary School who is enrolling in full-
time studies in Year I at Erindale College.

This scholarship may be combined with any
other admission scholarship provided the
maximum aggregate value does not exceed \$5,000.

APPLICATION: Not required

FIRST AWARD: Spring, 1985

SUCCESSIVE AWARDS: Annual, in perpetuity

Note: This scholarship was established by the City of Mississauga to
commemorate Pope John Paul II's visit to Canada in 1984.



City of Mississauga
MEMORANDUM

R-1

To Mayor and Members of Council
Dept. _____

From T. L. Julian
Dept. Clerk's

S. A. DATE **DEC 17 1984**

December 12, 1984

Re: Notices from L.L.B.O. re Liquor Licences
File: A.02.03.06.01

The Liquor Licence Board of Ontario has forwarded notices re liquor licences as follows:

Applications Received

Cherriebell Restaurant, 1381 Lakeshore Road East (Ward 1)
dining lounge licence

Badawie's Restaurant, 157 Dundas Street East, Unit 38 (Ward 4)
dining room licence

Licences Withdrawn

Soundair, Field Hanger 2, 2450 Derry Road East (Ward 5)
lounge licence

T. L. Julian
T. L. Julian, AMCT, OMC
City Clerk

Approved by:
City Manager

! TO BE RECEIVED !

TO: MAYOR AND MEMBERS
OF COUNCIL

BUILDING REPORT

FROM: ALEX FRANKS
COMMISSIONER OF BUILDING

Construction Value For the Month of November, 1984 (Permits Issued)

	November, 1984	Total to End of November, 1984	Total to End of November, 1983	Total to End of November, 1982
RESIDENTIAL	\$15,355,752.00	\$177,867,879.00	\$225,626,561.00	\$ 97,089,917.00
COMMERCIAL	1,600,005.00	42,612,060.00	15,727,183.00	18,710,666.00
INDUSTRIAL	13,042,120.00	125,030,080.00	51,208,965.00	63,872,539.00
SCHOOL	2,629,000.00	4,810,180.00	8,663,733.00	7,984,500.00
CHURCH	76,000.00	410,100.00	2,083,060.00	1,237,800.00
CITY	3,535,000.00	48,531,400.00	261,000.00	1,384,680.00
GOVERNMENTAL	-	15,917,290.00	43,955,800.00	7,503,872.00
INSTITUTIONAL	-	-	50,000.00	-

TOTALS	\$36,237,877.00	\$415,178,989.00	\$347,576,302.00	\$197,783,974.00
--------	-----------------	------------------	------------------	------------------

NEW DWELLING UNITS

NEW INDUSTRIAL BUILDINGS

NEW COMMERCIAL BUILDINGS

PERMITS ISSUED OF ALL TYPES
INCLUDING ADDITIONS, ALTERATIONS, ETC.

NEW DWELLING UNITS	172	2,179	3,330	2,034
NEW INDUSTRIAL BUILDINGS	8	125	54	50
NEW COMMERCIAL BUILDINGS	2	34	13	13
PERMITS ISSUED OF ALL TYPES INCLUDING ADDITIONS, ALTERATIONS, ETC.	527	5,619	5,606	4,676

COMMENTS: A very productive month. New Industrial building permits continue to show excellent gains. Total dollar value of Commercial and Industrial construction very nearly equals total dollar value for Residential construction. The \$3.5 million dollar City Building is the Twin Arenas project.

TO BE RECEIVED :

DATE DEC 17 1984

Residential Summary Breakdown for the Month of November, 1984

<u>Singles</u>	<u>Semi Detached</u>	<u>Cluster Homes</u>	<u>Apt. Over Stores</u>	<u>Apartment Buildings</u>	<u>Row Dwellings</u>
92	-	-	-	-	1 @ 80

APARTMENT BUILDINGS

N I L

ROW DWELLINGS

Owner

Delmuz Investments Inc.
1013 Wilson Avenue, #203
Downsview, Ontario

Location

Montevideo Road

Value

\$3,159,000.00

Units

80

New Industrial Buildings for the Month of November, 1984

<u>Owner</u>	<u>Location</u>	<u>Lot Size</u>	<u>Value</u>	<u>Bldg. Size</u>	<u>Type</u>
Orlando Corporation	7035 Ordan Dr.	14.334 acres	\$2,521,000.00	13,300.0 M ²	143,165 sq.ft. Warehouse
Gottardo Prop. Ltd.	6315 Kestrel Rd.	1.257 acres	524,000.00	2,382.9 M ²	25,650 sq.ft. Spec.
Larry Stacey Hldgs. Ltd.	216 Matheson Blvd. E.)		200,000.00	647.0 M ²	6,964 sq.ft. Spec.
Larry Stacey Hldgs. Ltd.	222 Matheson Blvd. E.)	2.970 acres	118,000.00	373.9 M ²	4,025 sq.ft. Spec.
Larry Stacey Hldgs. Ltd.	228 Matheson Blvd. E.)		251,000.00	814.9 M ²	8,772 sq.ft. Spec.

R.2-a

K-2-b

-3-

New Industrial Buildings for the Month of November, 1984

<u>Owner</u>	<u>Location</u>	<u>Lot Size</u>	<u>Value</u>	<u>Bldg. Size</u>	<u>Type</u>
Agra Industries Ltd.	2200 Argentinia Rd.	.818 acres	\$ 627,000.00	1,421.9 M ²	15,306 sq.ft. Offices&Lab
Steelcase Canada Ltd.	7381 Bramalea Rd.	39.120 acres	5,223,000.00	29,225.8 M ²	314,594 sq.ft. Plant&Office
George Wimpey Canada Ltd.	1205 Britannia Rd. E.	4.421 acres	594,000.00	3,079.9 M ²	33,152 sq.ft. Warehouse & Offices

Approved by:
City Manager



Alex Franks, Commissioner
BUILDING DEPARTMENT



City of Mississauga

MEMORANDUM

R-3

To: MAYOR AND MEMBERS OF COUNCIL
From: L. W. STEWART, Q.C.
City Solicitor
Dept: 10711

7 December 1984

DEC 10 1984

02/60/80

S.A. DATE DEC 17 1984

SUBJECT:

Hearing before Ontario Municipal Board in the matter of an appeal by United Lands Corporation for an Order directing an amendment to By-law 5500 on lands comprising part of Lots 22 and 23 Concession 2 South of Dundas Street.

ORIGIN:

Decision of the Ontario Municipal Board December 3rd, 1984.

COMMENTS:

On December 3rd, 1984 Mr. A. J. L. Chapman and Mr. V. M. Singer members of the Ontario Municipal Board delivered their decision after a lengthy hearing brought about as a result of an appeal to the Board by United Lands Corporation Limited for an Order directing an amendment to By-law 5500 relating to the lands which are now vacant and owned by the Corporation in the Lakeshore Road Lorne Park area. United Lands Corporation Limited sought an amendment to By-law 5500 to permit the use of a 17.01 acre parcel of land to permit the construction of approximately 149 walk-up apartment units and 515 apartment units. Part of the site in question had been set aside for a public school and was to be conveyed to the Public School Board, however, the Board released the school site. United Lands made an application to Council on September 15th, 1980 to permit the rezoning of the lands including the school site but this application was refused by Council on April 26th, 1983.

The Ontario Municipal Board found that the proposed rezoning use was not in conformity with the Official Plan. The Official Plan, namely O.P. 248 did not contain a specific provision as to designation of lands when a school board had decided that a school site was no longer required, however, Official Plan Amendment 311 did provide that if a site is designated for a school and is not required "the most compatible surrounding land use designation will apply". The Board felt that the most compatible surrounding use designation was not Mixed Residential 4 which would allow apartments and was proposed by the applicant. The Board therefore dismissed the appeal.

! TO BE RECEIVED !

...2

R-3-a

-2-

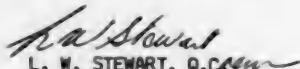
Because this application was brought under the old Planning Act the applicant has two appeal routes open to him. These are:

1. The petition to Cabinet under Section 94 of the Ontario Municipal Board Act; or,
2. An appeal to the Divisional Court upon a question of jurisdiction or upon a question of law under Section 95 of the Ontario Municipal Board Act.

A Section 94 appeal must be made within 28 days after the date of the Order appealed from and the appeal must be made within one month after the making of the Order. Therefore on or about the 3rd of January 1985 we should be fully aware of whether or not United Lands Corporation Limited is going to appeal this decision.

RECOMMENDATION:

That the report dated December 7th from L. W. Stewart relating to the hearing before the Ontario Municipal Board in the matter of an appeal by United Lands Corporation for an Order directing an amendment to By-law 5500 on lands comprising part of Lots 22 and 23 Concession 2 South of Dundas Street be received.


L. W. STEWART, Q.C.
CITY SOLICITOR

Approved by:
City Manager

MMV:jk
c.c. E. Halliday
0883L/33L



Ontario

0069 10-1 R3-h

Z830071

E.A. DATE DEC 17 1984

Ontario Municipal Board

IN THE MATTER OF Section 39(23) of The
Planning Act, R.S.O. 1980, c. 379

- and -

10553

DEC 5 1984

02/60/86

02-60-80
United Lands
Corpⁿ
east of
Lorne Park Rd
north of
Lakeshore Rd W

IN THE MATTER OF an appeal to this Board by
United Lands Corporation Limited for an order
directing an amendment to By-law 5500 of the
City of Mississauga, as amended, to change the
permitted use of certain parcels of land
comprising part of Lots 22 and 23, Concession
II, South of Dundas Street and Block 'C', Plan
M-264, in the City of Mississauga from 'R4' to
'RM7D4-Section 499', from 'RM5-Section 497'
to 'RM7D4-Section 499', from 'G' to 'RM7D4-
Section 499' from 'RM7D4-Section 493' to
'RM7D4-Section 499', from 'RM5-Section 717'
to 'RM5-Section 497', from 'RM7D4-Section
781' to 'RM7D4-Section 499', and from 'G' to
'RM5-Section 497', to permit the construction
of row dwellings, stacked row dwellings and
apartment buildings on the said lands

C O U N S E L:

Ronald K. Webb, Q.C. - for United Lands Corporation Limited
and Neil G. Davis

Mary V. MacLean, Q.C. - for City of Mississauga

Leo F. Longo for Canadian National Railway

DECISION OF THE BOARD delivered by V.M. SINGER

This is an appeal by United Lands Corporation Limited to the Ontario
Municipal Board, pursuant to the provisions of Section 39(23) of the Planning
Act, R.S.O. 1980, c. 379, as amended, for an order directing an amendment to
by-law 5500 of the City of Mississauga, as amended, to permit the use of a
17.01 acre parcel of land, to permit the construction of approximately 149
walk-up apartment units and 515 apartment units, more or less, as shown on
Exhibit 36c, a revised site plan. It shows, inter alia, 3 apartment buildings, 14,
12 and 9 storeys in height. The property is shown on Exhibit 28 and is east of
Lorne Park Road, immediately south of the C.N.R. tracks and north of Queen
Street and the Lakeshore Road, and west of Port Credit.

The central 7 acres approximately of the subject lands, were to be
set aside for a public school site (see Exhibit 28) and were to be conveyed to

R-3-c

the School Board in the manner provided in the agreement dated 5 February, 1975 between the City and the owners.

An approved draft plan of subdivision, at that time, provided for townhouses, the school site, and greenbelt. A condition of that plan provided that in the event the school block was not required for public purposes, all or part of it may be lotted out on the final plan, subject to any necessary revisions to the conditions of draft approval.

On September 11, 1979, the Peel Board of Education released the proposed public school site within the subject lands from the purchase agreement.

This application was received on September 15, 1980. It was subsequently revised in June of 1982. It was refused by the Council of Mississauga on April 26, 1983. It was appealed to this Board on December 29, 1983.

The subject property is designated by Schedule 'C' of Official Plan Amendment No. 248, approved by the Ontario Municipal Board 14th of February, 1975 as Multiple Family, Mixed Residential Four, Public School and Green Belt. (see Exhibit No. 6).

"Multiple Family" permits townhouses and other forms of multiple family dwellings with a maximum building height of three storeys.

"Mixed Residential Four" permits a suitable mixture of residential housing types consisting of apartments, townhouses and stacked townhouses.

The existing zonings are R4, (the school site), RM5 section 717, RM7D4, Section 493, RM7D4 section 499, RM7D4 section 781 and 'G'.

The R4 zoning allows, inter alia, one family detached dwellings and a building or structure used for an educational purpose.

K-S.d

Z830071

3.

The RM5 and RM7D4 zonings permit "all forms of residential accommodation" subject to various restrictions, densities, parking requirements, etc., as set out in by-law 5500 as amended. (see Exhibit 19).

The RM5 zonings, as amended, do not allow apartment buildings. The RM7D4 zonings allow apartment buildings.

The proposed new zonings set out in the appellant's draft by-law are RM5, section 497, RM7D4 section 493, RM7D4 section 499, RM7D4 section 781 and 'G'.

If this appeal were allowed and the by-law as submitted approved, the appellants would be able to use the lands in the manner depicted on the site plan (Exhibit 36c).

One of the major obstacles to be overcome by the appellants is the planning requirement that by-laws must conform to Official Plan designations.

The 7-acre school site in the centre of the subject lands in fact was designated "public school" as shown on Schedule C of Official Plan Amendment 248 (Exhibit 6).

Official Plan Amendment 248 contains no provision as to what designation should apply to a site which was so designated, where the School Board has decided that such a site is not required. This in fact is what occurred in relation to the school site which is part of this application.

However, Official Plan Amendment No. 311 which was approved on July 23, 1980, states that

"where the School Boards decide that a school site is not required, the most compatible surrounding land use designation will apply without further amendment to the Plan and the unnecessary designation will be subsequently removed when the Official Plan is updated by Consolidation."

R-3-2

4.

Z830071

The appellant argues strongly that the most compatible surrounding land use designation is Mixed Residential Four and therefore the proposed by-law conforms.

The City argues forcefully that such designation is not compatible with surrounding land use designations and is not appropriate and that therefore the proposed by-law does not conform.

Sixteen residents gave evidence opposing the appeal for a variety of reasons, which included traffic problems, noise, change in character of the area, availability of services, etc. Many other residents attended in opposition.

The Board is satisfied that any problems relating to services, traffic noise, etc., could be adequately taken care of by the developers if appeal was allowed, the development approved, and the project proceeded.

The Board is not, however, satisfied that in the circumstances as they exist in this case, that the most compatible land use designation for the former school site is now Multiple Residential Four which would allow apartments.

Some other form of designation might be appropriate permitting townhouses or similar residential uses. However, that question is not before the Board in this hearing.

To arrive at this conclusion, the Board has examined closely surrounding land use designations in relation to the former school site (see Exhibit 14).

Immediately to the west, the designation is MR4 (Mixed Residential Four) which would allow apartments. This property is vacant.

Immediately to the north are the railroad tracks. It is not clear that "railroad tracks" is intended to be a designation or not.

To the north of the railroad tracks, the designation, by the primary Official Plan (there is no secondary plan designation for this property at the present time) is 'R' Residential. This would allow any type of residential use. This property, however, is built up entirely with detached single family houses.

Immediately to the east is greenbelt. To the east of that is a separate school.

To the south is Queen Street.

To the south of Queen Street is MR2, which permits a mixture of residential housing types but limits apartments to the area immediately to the east of Lorne Park Road. This is certainly not the location of the subject property. This is built up with single-family houses.

From these facts, it is most difficult, if not impossible, to conclude that "the most compatible designation" for the school site is MR4 which would allow apartments.

On page 3, under the heading "Development Control", Official Plan Amendment 248 has one of its general development objectives number (iv) which states:

"To preserve and enhance the present character of low density single family areas."

The Board finds that insertion of a 9 storey, 12 storey and 14 storey apartment building in close proximity to the single-family area abutting the railroad tracks to the north, and to the single-family area to the south of Queen Street certainly does not conform to the policy of Official Plan Amendment 248.

Amongst the sixteen ratepayers who objected to this by-law, three owned homes on FairBirch Drive, immediately to the north of the railroad tracks and very close to the proposed development. Two owned homes on the south side of Queen Street West, just across the road from the proposed site.

K-3-9

Their objections, and those of the other objecting property owners, included the argument that the proposed development would detract from the character of the areas, and would probably depreciate the value of their existing homes.

The Board finds their objections to be sincere and not inappropriate.

Amongst the statements contained in Official Plan Amendment 248 on page 6(a) "Residential (ii)", it is stated as a policy the following:-

"To permit higher density residential development related locationally to GO Transit and other available transportation facilities."

The Board is not satisfied that this would be the case in these circumstances. The proposed apartments would be located a substantial distance from the two existing GO Stations, one to the east and one to the west. The distance from the proposed buildings to the bus stops on Lakeshore Road could be considerable.

The Board is of the opinion that the location proposed does not conform to this policy of Official Plan Amendment 248.

For the reasons noted above, the Board finds that the by-law proposed by the appellant does not conform to the Official Plan and accordingly the appeal is dismissed.

DATED at Toronto this 3rd day of December 1984.

A.J.L. CHAPMAN
MEMBER

V.M. SINGER
MEMBER



City of Mississauga

MEMORANDUM

R-4

To: Mayor and Members
of Council
From: Mr. W.H. Munden
City Treasurer
Dept. _____

December 5, 1983

File: T-010-5

REC-10609
J04-01
C.A. DATE DEC 17 1984

SUBJECT:

Temporary Borrowing By-Law 1985 to meet current expenditures until taxes are collected.

ORIGIN:

In accordance with Section 189 of the Municipal Act, Council is required to pass a Temporary Borrowing By-law at the beginning of each year.

The by-law authorizes the Mayor and City Treasurer to borrow, from time to time, by way of Promissory Note, a sum or sums not exceeding 70% of the uncollected balance of the estimated revenues of the City for 1985, to meet the current expenditures of the City until the taxes for the year are collected.

RECOMMENDATION:

That Council by by-law authorize the Mayor and City Treasurer to borrow by way of Promissory Note, a sum or sums not exceeding in aggregate the limitation upon borrowing prescribed by Section 189 of The Municipal Act, such sum or sums to be used to meet the current expenditures of the City until the taxes for 1985 are collected.

Approved by:
City Manager

W.H. Munden
W.H. Munden,
City Treasurer.

RW
RW:pp
Doc. 1815t/0031T

cc Mr. E.M. Halliday

✓ RESOLUTION/BY-LAW AVAILABLE !



City of Mississauga

MEMORANDUM

R-5

To: GENERAL COMMITTEE OF COUNCIL

From: Terence L. Julian

Dept:

Dept: City Clerk

December 7, 1984

DATE DEC 17 1984

LADIES & GENTLEMEN:

SUBJECT: Closed-out part of Jarvis Street by By-law 123-83 north of Dundas Street West, Part of Lot 4, Range 1 S.D.S., Racey Tract, File E.04.02.03.04.

ORIGIN: Letter, dated June 6, 1984 from Mr. Brian O'Neill.

COMMENTS: An application for rezoning was made by Brian O'Neill the owner of 1615 Dundas Street West for commercial use of the property. The rezoning is proposed on appropriate site plan approval with the applicant acquiring the adjacent Jarvis Street closed-out by By-law 123-83 to the east to provide sufficient parking to meet the by-law requirements.

The proposed leased area is approximately 165 m² (1,776 sq.ft.) which will accommodate 3 full parking spaces and complete 3 others with the inclusion of the owner's property.

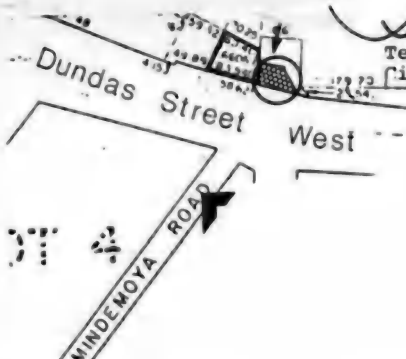
The concerned City Departments are in agreement with the lease of the City owned lands for the parking spaces provided that the lease is contingent upon satisfactory site plan approval and that the rental is based on market value.

An appraisal, prepared by the Clerk's Department estimates the market rent for the property in the amount of \$288.00 per annum. The term of the proposed lease is for a period of five years renewable for a further five years to a maximum of fifteen, the tenant being responsible for all taxes levied against the property and maintenance of the parking area to City standards.

RECOMMENDATION:

That the City enter into a lease agreement with Brian O'Neill for the closed-out portion of Jarvis Street by By-law 123-83 at a rental rate of \$288.00 per annum, with the tenant responsible for all taxes and maintenance of the property and that a By-law be enacted to authorize the execution.

✓ RESOLUTION/BY-LAW AVAILABLE !



Terence L. Julian, A.M.C.T., C.M.C.
City Clerk

Approved by:
City Manager



City of Mississauga
MEMORANDUM

R-6

To MAYOR AND MEMBERS OF COUNCIL From Terence L. Julian
Dept. City Clerk

DECEMBER 7, 1984

DATE DEC 17 1984

LADIES & GENTLEMEN:

SUBJECT: Disposal of City-owned property, 20 foot Lane,
Registered Plan 503,
File E.02.0218.

ORIGIN: Public Meeting, July 11, 1984.

COMMENTS: As a condition of site plan approval for the re-
development of the former Clarkson Sunoco Station,
located at 1834 Lakeshore Road West, a portion of
the 20 foot lane to the rear of the property was
to be closed. The untravelled lane was originally
dedicated on Registered Plan 503.

There are 25 abutting owners entitled to purchase
the respective closed-out lane on Registered Plan 503
adjoining their properties. An Offer to Purchase
was received from 22 owners which was the subject
of a report of November 22, 1984, which was accepted
by Council November 26, 1984 by resolution 751-84.

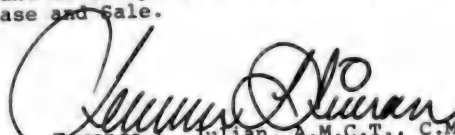
E. & L. Construction Company Ltd. is one of the
remaining parties, the owners of the former Sunoco
Station who have submitted an Offer to Purchase, dated
November 27, 1984 in the amount of \$6,980.00.

RECOMMENDATION:

That a By-law be enacted authorizing the execution
of the Offer to Purchase, dated November 27, 1984,
submitted by E. & L. Construction Company Ltd. for the
former road allowance closed by By-law 228-84 on
Registered Plan 503 and any further documents required
pursuant to the provisions of the Agreement of
Purchase and Sale.

Approved by:
City Manager

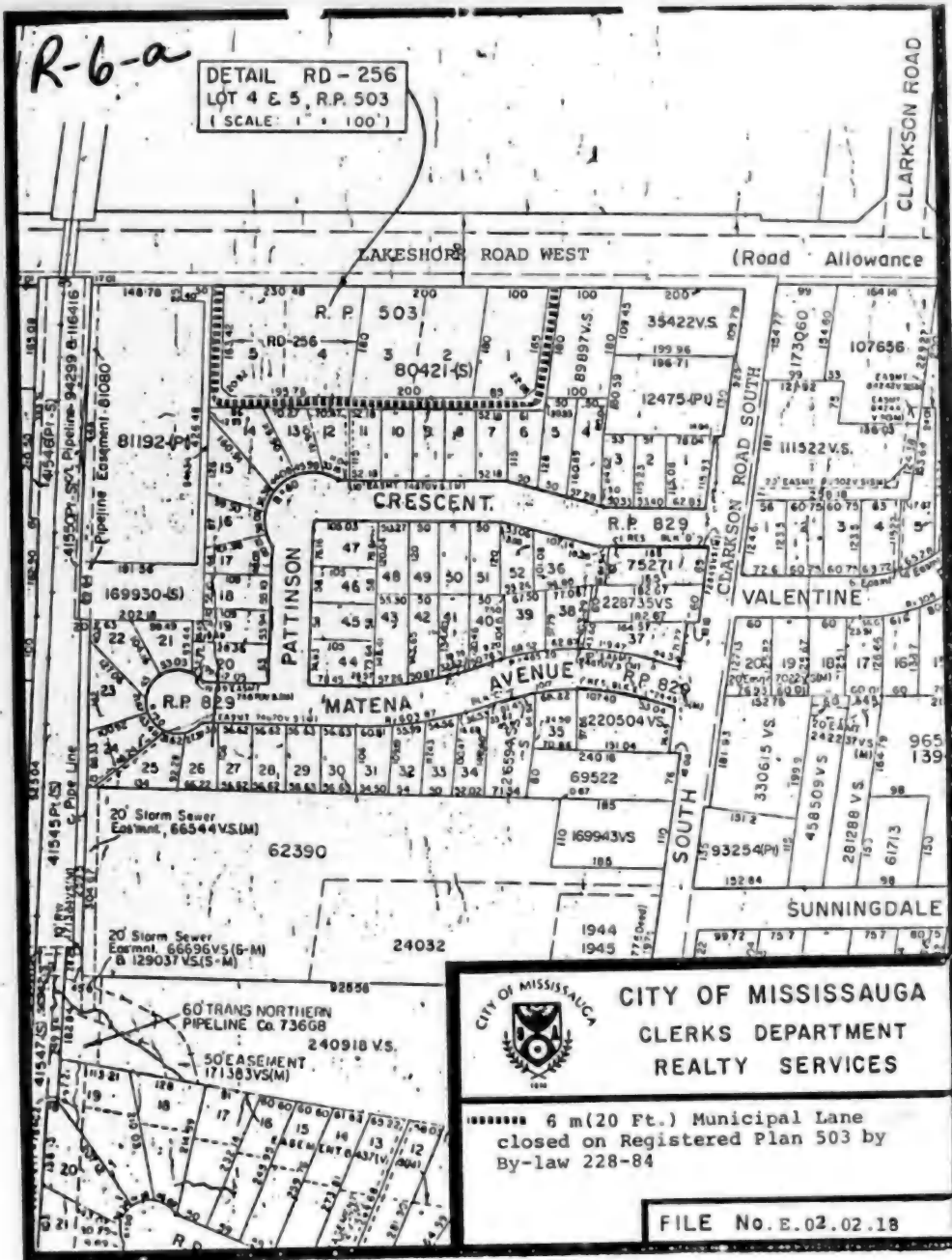
PJS/iw


Terence L. Julian, A.M.C.T., C.M.C.
City Clerk

✓ RESOLUTION/BY-LAW AVAILABLE !

R-6-a

DETAIL RD - 256
LOT 4 & 5, R.P. 503
(SCALE: 1" = 100')



CITY OF MISSISSAUGA
CLERKS DEPARTMENT
REALTY SERVICES



City of Mississauga

MEMORANDUM

K-7

To MAYOR AND MEMBERS OF COUNCIL

From Terence L. Julian

Dept.

Dept. City Clerk

December 12, 1984

SUBJECT: Tax Adjustments
File: J.06.02.05

E.A. DATE DEC 17 1984

ORIGIN: Section 496 - The Municipal Act

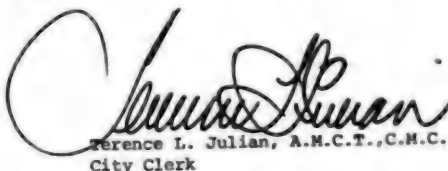
COMMENTS: Several applications for cancellation, reduction or refund of taxes have been prepared for Council's consideration on Monday, December 17, 1984, at 9:30 a.m.

Council may reject an application, cancel or refund the taxes as the case may be. The Municipal Act provides for an appeal by the applicant to the Assessment Review Board from the decision of Council or where Council refuses to hear or dispose of an application regarding the above mentioned matters.

The total reduction in taxes as recommended is \$176,695.72. This amount may be misleading as the Company name in some instances has changed, and so as to ensure proper liability, taxes levied under the old name have been cancelled. The Assessment Department will issue a Supplementary Assessment under Section 33 of the Municipal Act to the new name under which the business is being operated. In other instances, cancellation of taxes are for properties that have become exempt by reason of conveyance to the City for parkland under development agreements.

RECOMMENDATION: That the recommendation as shown on pages 1 to 8 inclusive of the 496 listing dated December 17, 1984, of applications for Tax Adjustments under Section 496 of the Municipal Act be adopted.

Approved by:
City Manager


Terence L. Julian, A.M.C.T., C.M.C.
City Clerk

/cme
Enclosures

RESOLUTION AVAILABLE !

APPLICATION TO THE COUNCIL OF THE CITY OF MISSISSAUGA, FOR ADJUSTMENT OF TAXES.
UNDER SECTION 496 OF THE MUNICIPAL ACT R.S.O. 1980, AS AMENDED.

Re R-1

FOR : DECEMBER 17, 1984

PAGE=

1

APPEAL NUMBER	ASSESSMENT ROLL NUMBER	ASSESSED PERSON	REASON FOR APPEAL	AMOUNT OF TAX DOLLARS
34-00239	010-060-08627-0020	WALL STREET	OUT OF BUSINESS	6,176.52
34-00248	010-002-21900-0010	PLENKARN DOROTHY J	OUT OF BUSINESS	778.08
34-00249	010-003-09600-0000	REGIONAL MUNICIPALITY	EXEMPTION RAZED BY FIRE, DEMOLISHED	722.65
34-00250	010-004-07200-0040	LAWN A MAT	OUT OF BUSINESS	350.12
34-00251	010-008-02600-0000	FOULDS OLENA K	OVERCHARGED - BY ERROR	107.08
34-00252	010-008-05500-0000	MIHELIC RUDY	RAZED BY FIRE, DEMOLISHED	236.97
34-00257	010-014-04900-0000	BENJOSEPH LIMITED	RAZED BY FIRE, DEMOLISHED	426.11
34-00261	010-060-07400-0150	DILWOL WIRE & CABLE INC	OUT OF BUSINESS	2,099.13
34-00262	010-060-07500-0070	CANADIAN PLASTICS & RUBBER	OUT OF BUSINESS	1,372.11
34-00263	010-060-07500-0110	Z H HYDRAULICS LTD	OUT OF BUSINESS	451.08
34-00264	010-060-07500-0120	INTERNATIONAL HYDRAULICS	OUT OF BUSINESS	250.14
34-00265	010-060-08610-0600	DOMINION METAL WARE	OUT OF BUSINESS	687.74
34-00266	010-060-08610-1100	JOHN WATSON LTD	OUT OF BUSINESS	1,230.08
34-00267	010-060-08610-1600	J B FOOD INDUSTRIES INC	OUT OF BUSINESS REDUCED SPACE	4,585.31
34-00268	010-060-08650-0050	MISSISSAUGA CARTONS R	REDUCED SPACE	601.38
34-00269	010-060-08650-0070	PANAX COSMETIC RESEARCH LTD	OUT OF BUSINESS	1,908.09
34-00270	010-060-08650-0122	AUCTION GALLERY LTD	OUT OF BUSINESS	1,354.80
34-00271	010-060-08650-0130	AUCTION GALLERY LTD	OUT OF BUSINESS	375.09
34-00275	010-068-11300-3880	YOON JONG SU	OUT OF BUSINESS	263.01
34-00282	050-113-02800-2080	DE ROSE BEDDING PRODUCTS LTD	OUT OF BUSINESS	468.72
34-00284	050-115-27600-0020	FORLETTA VINCE	OUT OF BUSINESS	864.53
34-00294	060-155-03500-0102	ERINTEL COMMUNICATIONS LTD	OUT OF BUSINESS	229.31
34-00296	020-021-06000-0000	TRIFUNOVIC, MILADIN	RAZED BY FIRE, DEMOLISHED	461.35
34-00301	020-024-12400-0020	PAMSDEN BARBARA	OUT OF BUSINESS	100.69
34-00302	020-024-12400-0070	VANDALEN DIRK	OUT OF BUSINESS	301.71
CONTINUED.....				26,405.80

APPLICATION TO THE COUNCIL OF THE CITY OF MISSISSAUGA, FOR ADJUSTMENT OF TAXES.
UNDER SECTION 496 OF THE MUNICIPAL ACT R.S.O. 1980, AS AMENDED.

FOR : DECEMBER 17, 1984

PAGE= 2

APPEAL NUMBER	ASSESSMENT ROLL NUMBER	ASSESSED PERSON	REASON FOR APPEAL	AMOUNT OF TAX DOLLARS
84-00303	020-024-26500-0000	DUPLICATE ASSESSMENT	OVERCHARGED - BY ERROR	5,788.08
84-00305	020-025-08607-0010	TILLEY PETER	OUT OF BUSINESS	335.08
84-00306	020-025-08612-0010	PLAY-ALL LTD	OUT OF BUSINESS	224.64
84-00307	020-025-08623-0010	COTTON DOWN INCORP	OUT OF BUSINESS	549.02
84-00308	020-025-08625-0010	496844 ONTARIO LTD	OUT OF BUSINESS	174.62
84-00309	020-025-10600-0010	MISSISSAUGA TIRE CENTRE INC	OUT OF BUSINESS	804.64
84-00310	020-028-12000-0010	DROZDA KENNETH	OUT OF BUSINESS	76.90
84-00319	020-048-14800-0010	REMINGTON OMAR INC	OUT OF BUSINESS	6,880.46
84-00342	030-069-08500-0180	HURON INDUSTRIAL	OUT OF BUSINESS	236.28
84-00364	030-093-02600-0000	VOY WILLIAM EDGAR	RAZED BY FIRE, DEMOLISHED	464.21
84-00365	030-093-04600-0000	MORETTI SIGIFRIDO	RAZED BY FIRE, DEMOLISHED	287.95
84-00367	030-094-19910-1020	GILFORD INSTRUMENT	OUT OF BUSINESS	433.25
84-00370	030-095-01100-0010	FINE EDGE INTERNATIONAL	OUT OF BUSINESS	2,312.29
84-00371	030-095-01130-0020	HITCHENS ASSOCIATED	OUT OF BUSINESS	1,561.65
84-00372	030-095-01310-0020	SUPREME EQUIPMENT SALES LTD	OUT OF BUSINESS	1,895.02
84-00376	030-096-77700-0240	VY-THI-TON	REDUCED SPACE OVERCHARGED - BY ERROR	139.88
84-00377	110-002-05500-0060	TUFF-TIRE INDUSTRIES(CANADA)	OUT OF BUSINESS	1,003.19
84-00378	110-002-05500-0310	CU PRESS (CANADA) LTD	OVERCHARGED - BY ERROR	190.12
84-00379	110-002-05500-0310	CUPRESS CANADA LTD	OVERCHARGED - BY ERROR	825.31
84-00401	130-007-01743-0000	FERKUL ANTHONY	OVERCHARGED - BY ERROR	936.22
84-00404	130-007-01755-0000	BANCIC JOHN	OVERCHARGED - BY ERROR	1,399.75
84-00427	090-003-04700-0050	STARR AND TARASICK LTD	OUT OF BUSINESS	128.00
84-00436	090-004-16800-0040	BOOTH JANE ANN	OUT OF BUSINESS	114.55
84-00437	090-004-18300-0040	W R STRONG ENTERPRISES	OUT OF BUSINESS	51.54
84-00444	040-091-54910-0000	PIKO JANKU	OVERCHARGED - BY ERROR	37.14

CONTINUED.....

53,255.59

APPLICATION TO THE COUNCIL OF THE CITY OF MISSISSAUGA, FOR ADJUSTMENT OF TAXES.
UNDER SECTION 496 OF THE MUNICIPAL ACT R.S.O 1980, AS AMENDED.

FOR : DECEMBER 17, 1984

PAGE= 3

APPEAL NUMBER	ASSESSMENT ROLL NUMBER	ASSESSED PERSON	REASON FOR APPEAL	AMOUNT OF TAX DOLLARS
34-00446	020-030-06000-0090	LORNE PARK REALTY LTD	OUT OF BUSINESS	180.76
34-00453	040-068-24800-0020	ONTARIO SAFETY AND	OUT OF BUSINESS	82.05
34-00454	040-091-39100-0000	RURKE BRADLEY	RAZED BY FIRE, DEMOLISHED	47.66
34-00461	040-097-13210-0020	MEADOWVALE SECURITY GUARDS	REDUCED SPACE	597.68
34-00462	040-097-13210-0025	MEADOWVALE SECURITY	REDUCED SPACE	646.90
34-00466	040-098-56920-0610	DEMETRIOS PAPADOPOULOS	OUT OF BUSINESS	56.79
34-00474	040-153-18600-0000	GAGLIANO ANTHONY	OVERCHARGED - BY ERROR	488.57
34-00477	050-100-07000-0010	MACCOSHAM VAN LINES	OUT OF BUSINESS	1,138.80
34-00479	050-108-00300-0690	PALA GRAPHICS LIMITED	OUT OF BUSINESS	504.81
34-00513	070-053-13800-0020	TAMOSIUNAS JUOZAS	OVERCHARGED - BY ERROR	3.13
34-00514	070-053-17200-0010	MOTOR SPECIALTY MNFRS	OUT OF BUSINESS	4,304.95
34-00516	070-054-00200-0020	A R MONTEITH (77) LIMITED	OUT OF BUSINESS	331.37
34-00521	070-156-13200-0050	TRACEY JACK	OUT OF BUSINESS	140.80
34-00525	040-068-21600-0010	429639 ONTARIO LIMITED	OUT OF BUSINESS	602.93
34-00535	040-093-36700-0150	LAV WINNIE	OVERCHARGED - BY ERROR	312.96
34-00537	040-094-04700-0000	NUNES ANTONIO	RAZED BY FIRE, DEMOLISHED	402.75
34-00543	010-008-09400-0000	SOLTESZ JOSEPH	RAZED BY FIRE, DEMOLISHED	417.62
34-00544	010-016-06200-0000	KLETKE, DONALD	RAZED BY FIRE, DEMOLISHED	717.34
34-00562	040-097-24610-0057	NORTHERN DESIGN &	OUT OF BUSINESS	873.43
34-00565	040-097-25410-0140	CHEVCO COMPUTING LIMITED	OVERCHARGED - BY ERROR	2,345.59
34-00566	030-082-08900-0000	BARR, DAVID	OVERCHARGED - BY ERROR	532.02
34-00579	040-097-34727-1000	UNIGLOBE RIDER TRAVEL INC	NAME CHANGE	238.64
34-00580	040-097-34800-2120	SCOTT COMPUTER LEASING INC	OUT OF BUSINESS	243.11
34-00581	040-097-34800-2450	GEN-WAY AUTO BROKERS CORP	OUT OF BUSINESS	158.68
34-00588	040-098-56920-0575	MEADOWVALE FRUIT MARKET LTD	OUT OF BUSINESS	299.28

CONTINUED.....

68,924.41

APPLICATION TO THE COUNCIL OF THE CITY OF MISSISSAUGA, FOR ADJUSTMENT OF TAXES.
UNDER SECTION 496 OF THE MUNICIPAL ACT R.S.O. 1980, AS AMENDED.

FOR : DECEMBER 17, 1984

PAGE= 4

APPEAL NUMBER	ASSESSMENT ROLL NUMBER	ASSESSED PERSON	REASON FOR APPEAL	AMOUNT OF TAX DOLLARS
84-00590	040-098-56920-0640	ALPHA-CENTAURI INCORPORATED	OUT OF BUSINESS	139.72
84-00591	040-098-56920-0650	ALPHA-CENTAURI INCORPORATED	OUT OF BUSINESS	820.39
84-00592	040-098-56920-0935	FUTURE ENCOUNTERS INC	OUT OF BUSINESS	458.93
84-00594	040-100-50100-0080	538084 ONTARIO LTD	OUT OF BUSINESS	727.70
84-00596	040-141-08900-0060	DR LORNE KAY	OUT OF BUSINESS	169.97
84-00597	040-098-56920-0180	HWANG JEUM B	OUT OF BUSINESS	418.48
84-00604	040-154-00410-0074	FISHMAC MANAGEMENT SERVICES	REDUCED SPACE	402.33
84-00623	040-144-09932-0010	ONTARIO ROLLFORMING	OUT OF BUSINESS	5,956.04
84-00630	040-141-03700-0010	R G DAVIDSON AND ASSOCIATES	OUT OF BUSINESS	1,333.54
84-00631	040-141-04200-0020	TALCOM VIDEO PRODUCTIONS LTD	OUT OF BUSINESS	183.57
84-00632	050-113-02800-2250	HAMILTON & SPILL MFG	OUT OF BUSINESS	68.68
84-00635	050-113-13000-0010	CANADIAN PACIFIC AIRLINES	REDUCED SPACE	652.01
84-00636	040-141-10600-0010	PANEZZUTTI FAUSTO	OUT OF BUSINESS	526.59
84-00641	050-116-01630-0010	DYMO OF CANADA LIMITED	OUT OF BUSINESS	19,514.50
84-00648	040-143-22000-0010	BRAMALL & CO CONSTRUCTION	OUT OF BUSINESS	837.79
84-00651	040-143-22200-0010	MAVIS SALVAGE LTD	NAME CHANGE	1,756.28
84-00654	060-125-00600-0000	STRANGES GIANFRANCO	RAZED BY FIRE, DEPOLISHED	531.06
84-00656	040-144-04720-0030	120238 CANADA INC	OVERCHARGED - BY ERROR	321.61
84-00657	040-144-04750-0010	WHARTON DAVID	NAME CHANGE	6,685.25
84-00658	040-144-04800-0030	PEEL REGIONAL MAINTENANCE	OUT OF BUSINESS	329.41
84-00662	040-144-09950-0030	STORALL INDUSTRIES LTD	OUT OF BUSINESS	1,159.04
84-00680	040-154-04850-0380	SUZUKI CANADA INC	NAME CHANGE	834.45
84-00683	060-155-92674-0000	HANRAHAN KENNETH W	OVERCHARGED - BY ERROR	272.04
84-00684	070-056-15800-0010	ASSOCIATED PALLET LIMITED	REDUCED SPACE	686.33
84-00686	070-060-02500-0050	UPPER CANADA MANUFACTURING	OUT OF BUSINESS	559.61

CONTINUED.....

114,273.73

APPLICATION TO THE COUNCIL OF THE CITY OF MISSISSAUGA, FOR ADJUSTMENT OF TAXES.
UNDER SECTION 496 OF THE MUNICIPAL ACT R.S.O. 1980, AS AMENDED.

FOR : DECEMBER 17, 1984

PAGE# 5

APPEAL NUMBER	ASSESSMENT ROLL NUMBER	ASSESSED PERSON	REASON FOR APPEAL	AMOUNT OF TAX DOLLARS
34-00687	070-060-02500-0070	MISSISSAUGA ALUMINUM AWNING	OUT OF BUSINESS	229.32
34-00688	040-154-00450-1062	ALAIMO CHARLES	OUT OF BUSINESS	317.86
34-00694	040-154-54200-0000	PRAEMIUM INVESTMENTS LTD	RAZED BY FIRE, DEMOLISHED	390.22
34-00713	070-068-37900-0030	TRANS CANADA DRAPERIES INC	OUT OF BUSINESS	1,265.67
34-00715	070-156-06500-0010	CHEN AGUEN	OUT OF BUSINESS	593.85
34-00717	070-156-13500-0010	PAPAIQANNOU HARALAMBOS	OUT OF BUSINESS	484.48
34-00718	050-108-00300-0160	MERIDIAN FOOD PRODUCTS LTD	OUT OF BUSINESS	351.73
34-00719	050-108-00300-0510	ALLMAKE LEASING LTD	OUT OF BUSINESS	147.63
34-00720	050-108-00300-0630	EXPRESS SEMICONDUCTORS INC	OUT OF BUSINESS	454.47
34-00733	050-113-02800-1130	VERSA FOOD SERVICES LTD	OUT OF BUSINESS	570.24
34-00734	050-113-02800-1210	VERSA FOOD SERVICES LTD	OUT OF BUSINESS	77.72
34-00735	050-113-02800-1180	ZEST FURNITURE INDUSTRIES	OUT OF BUSINESS	286.13
34-00736	050-113-02800-2180	TROISTER & COMPANY	OUT OF BUSINESS	1,245.25
34-00737	050-113-02800-2560	378462 ONTARIO LTD	OUT OF BUSINESS	303.23
34-00753	050-113-17650-0030	UNITED CUSTOMS BROKERS	NAME CHANGE	1,316.80
34-00754	050-113-17800-0370	INTERNATIONAL-IMPORT CUSTOMS	OUT OF BUSINESS	485.00
34-00780	050-115-32000-0000	MISSISSAUGA CITY	EXEMPTION	221.40
34-00781	050-116-10500-0000	ALLIANCE ROCKCLIFFE LTD	EXEMPTION	.96
34-00807	050-116-05800-0425	ASSOCIATED CUSTOMS BROKERS	OUT OF BUSINESS NAME CHANGE	61.82
34-00837	090-005-04100-0000	CREDIT VALLEY CONSERVATION	RAZED BY FIRE, DEMOLISHED OVERCHARGED - BY ERROR	--- NIL ---
34-00861	060-131-03300-0000	KAZAKOFF CURTIS	RAZED BY FIRE, DEMOLISHED	686.37
34-00889	050-115-20650-0010	HOHMAN & BARNARD (CANADA)	OUT OF BUSINESS	1,486.28
34-00914	050-115-24000-0390	AVIAREP INC	REDUCED SPACE	1,030.47
34-00926	050-116-02140-0090	AIMCO DRIVERS POOL INC	OUT OF BUSINESS	139.59
34-00946	050-116-02140-0100	STATREL LTD	OUT OF BUSINESS	386.78
CONTINUED.....				126,807.20

APPLICATION TO THE COUNCIL OF THE CITY OF MISSISSAUGA, FOR ADJUSTMENT OF TAXES.
UNDER SECTION 496 OF THE MUNICIPAL ACT R.S.O. 1980, AS AMENDED.

FOR : DECEMBER 17, 1984

PAGE=

6

APPEAL NUMBER	ASSESSMENT ROLL NUMBER	ASSESSED PERSON	REASON FOR APPEAL	AMOUNT OF TAX DOLLARS
84-00954	150-081-08600-0000	THE CADILLAC FAIRVIEW	EXEMPTION	66.04
84-00956	050-116-15200-0050	CAMPBELL JOHN	OUT OF BUSINESS	46.69
84-01026	060-141-16904-0010	SHUM HOK-YEUN	OUT OF BUSINESS	439.27
84-01027	050-116-45131-0010	BISHOP JOHN	OUT OF BUSINESS	192.65
84-01029	060-141-17000-0010	J R SERVICE CENTRE LTD	OUT OF BUSINESS	1,017.20
84-01044	060-141-27600-0010	SHAPPIT JOHN	OUT OF BUSINESS	687.48
84-01051	060-141-32100-0020	J T MINSTRELL MANAGEMENT	OUT OF BUSINESS	206.45
84-01057	060-146-69900-0000	FRENDO, EMANUEL	OVERCHARGED - BY ERROR	52.58
84-01064	060-155-01002-0030	CHRISTENSEN RUDY	OUT OF BUSINESS	122.26
84-01066	060-155-01010-0010	G E IRVING INDUSTRIES LTD	OUT OF BUSINESS	1,450.15
84-01076	060-155-11400-0030	WALFORD RUPERT	OUT OF BUSINESS	437.79
84-01082	070-053-21900-0030	SPACE SAVER MOBILE STORAGE	OUT OF BUSINESS	864.19
84-01083	070-053-21900-0060	SPACE SAVER MOBILE STORAGE	OUT OF BUSINESS	1,731.12
84-01086	070-054-00200-0010	GILS FINE FOODS LIMITED	OUT OF BUSINESS	880.42
84-01093	070-054-19700-0450	KUEHNE & NAGEL LTD	REDUCED SPACE	85.70
84-01097	070-060-06100-0050	ARTGON WELDING LTD	OUT OF BUSINESS	348.99
84-01098	070-060-06100-0270	SOUVENIRS & COATS OF ARMS	OUT OF BUSINESS	359.46
84-01108	070-060-06110-0280	MACMORINE FABRICATIONS LTD	OUT OF BUSINESS	636.53
84-01109	070-060-06310-0060	D C T MARKETING LTD	OUT OF BUSINESS	1,744.66
84-01110	070-060-06310-0130	FORMELCO LIMITED	OUT OF BUSINESS	826.76
84-01113	070-156-04100-0020	POLYMEROS ANDY	OUT OF BUSINESS	1,340.32
84-01116	070-159-11800-0000	MANNERS, CHARLES	RAZED BY FIRE, DEMOLISHED	78.62
84-01124	070-068-35100-0050	C C TANKLINES LTD	OUT OF BUSINESS NAME CHANGE	843.53
84-01127	120-005-06200-0010	GOLDMAN DR CHARLES E	OUT OF BUSINESS	450.75
84-01128	120-004-19500-0010	MUDDIFORD KEYHOLDINGS INC	OUT OF BUSINESS NAME CHANGE	293.93

CONTINUED.....

142,010.74

APPLICATION TO THE COUNCIL OF THE CITY OF MISSISSAUGA, FOR ADJUSTMENT OF TAXES,
UNDER SECTION 496 OF THE MUNICIPAL ACT R.S.O. 1980, AS AMENDED.

FOR : DECEMBER 17, 1984

PAGE= 7

APPEAL NUMBER	ASSESSMENT ROLL NUMBER	ASSESSED PERSON	REASON FOR APPEAL	AMOUNT OF TAX DOLLARS
34-01132	010-060-07400-0010	CRAWFORD GERALD	OUT OF BUSINESS	265.60
34-01133	010-060-07500-0260	MISSISSAUGA REFINISH AND	OUT OF BUSINESS	218.10
34-01134	010-060-08610-0302	MEDIACOM INCORP	OUT OF BUSINESS	17.02
34-01141	020-025-10700-0010	PETER LAMME'S WELDING LTD	OUT OF BUSINESS	183.86
34-01145	020-033-09200-0020	MC DOLE RICHARD	OUT OF BUSINESS	99.59
34-01147	020-041-14800-0000	BULL, RONALD	RAZED BY FIRE, DEMOLISHED	48.43
34-01150	020-048-14810-0200	RIFT IMPORT CO LTD	OUT OF BUSINESS	461.27
34-01158	030-094-20103-0010	NENAMAR SALES LTD	OUT OF BUSINESS	450.62
34-01159	030-095-01015-0080	DESIGN CASE INTERNATIONAL	OUT OF BUSINESS	1,009.19
34-01165	040-094-12120-0015	SHABNAM SUNAJA	OUT OF BUSINESS	291.73
34-01179	040-142-10700-0000	SIMONE EMIDIO	RAZED BY FIRE, DEMOLISHED	311.70
34-01192	050-113-16904-0000	LA BELLE CREOLE (CANADA) LTD	OVERCHARGED - BY ERROR	116.28
34-01193	050-113-16904-0010	LA BELLE CREOLE (CANADA) LTD	OVERCHARGED - BY ERROR	34.84
34-01195	050-115-09550-0000	SLOUGH ESTATES CANADA LTD	OVERCHARGED - BY ERROR	1,616.97
34-01200	050-115-13711-0010	415967 ONTARIO LTD	REDUCED SPACE	322.16
34-01201	050-115-13711-0010	415967 ONTARIO LIMITED	REDUCED SPACE	842.11
34-01207	070-156-01700-0040	STEMCO CANADA	OUT OF BUSINESS	2,236.84
34-01219	070-167-17500-0070	COLLEGIATE/ARLINGTON	NAME CHANGE	5,729.59
34-01220	050-115-21260-0190	RECHAM AGENCIES ONTARIO	OUT OF BUSINESS	107.10
34-01222	070-167-17500-0440	CANAKOR IMPORT &	NAME CHANGE	29.51
34-01231	040-116-24200-0360	ADVANCED MACHINE	OVERCHARGED - BY ERROR	535.69
34-01235	050-116-05800-0580	ABACUS CUSTON BROKERS	REDUCED SPACE	64.69
34-01241	040-064-02300-0010	STIRLING CONCRETE SAWING &	OVERCHARGED - BY ERROR	286.01
34-01252	040-097-12910-0030	453307 ONTARIO LTD	OUT OF BUSINESS	104.61
34-01264	040-144-03300-0040	DUNSMITH INTERNATIONAL INC	OUT OF BUSINESS	205.99

CONTINUED.....

157,600.24

APPLICATION TO THE COUNCIL OF THE CITY OF MISSISSAUGA, FOR ADJUSTMENT OF TAXES.
UNDER SECTION 496 OF THE MUNICIPAL ACT R.S.O. 1980, AS AMENDED.

FOR : DECEMBER 17, 1984

PAGE=

8

APPEAL NUMBER	ASSESSMENT ROLL NUMBER	ASSESSED PERSON	REASON FOR APPEAL	AMOUNT OF TAX DOLLARS
84-01266	040-154-02204-0060	HASTY MARKET INC	OUT OF BUSINESS	939.28
84-01287	060-141-28000-0010	PERSAUD JAIPAL	OUT OF BUSINESS	248.61
84-01289	070-054-19700-0230	J D S DRUGS LIMITED	OUT OF BUSINESS	1,075.04
84-01291	070-056-19300-0000	NOBEL PROPANE & ENERGY'S LTD	EXEMPTION RAZED BY FIRE, DEMOLISHED	6,378.38
84-01295	070-167-17500-0087	PRASARA ENTERPRISES LTD	OUT OF BUSINESS	47.38
84-01307	070-161-22100-0010	SHEPHERD PAUL	OUT OF BUSINESS	435.52
84-01314	070-167-17500-0010	J PASCAL INC	OVERCHARGED - BY ERROR	7,637.78
84-01325	050-118-08600-0060	SOLNA OFFSET OF CANADA LTD	OUT OF BUSINESS	1,019.15
84-01326	050-118-08600-0070	BAUSCH + LOMB CANADA INC	OUT OF BUSINESS	1,145.81
84-01336	060-132-11200-0000	LEWICK CAROLINE	OVERCHARGED - BY ERROR	296.09
84-01341	030-094-19910-1050	RYDER TRUCK RENTAL	OUT OF BUSINESS	230.76
84-01344	070-060-02000-0100	B OKEEFE AUTO TRUCK	OUT OF BUSINESS	360.33
84-01348	070-165-25100-0000	KOVACIC, EMERICK	RAZED BY FIRE, DEPOLISHED	144.70
84-01356	090-003-16500-0010	PIRRANA SMALL CAR CENTRES	OUT OF BUSINESS	55.60
84-01357	090-003-16500-0040	PIRRANA SMALL CAR CENTRES	OUT OF BUSINESS	187.92
84-01358	090-003-16500-0050	PIRRANA SMALL CAR CENTRES	OUT OF BUSINESS	166.93
84-01359	090-006-00300-0000	KIM KYONG J	RAZED BY FIRE, DEPOLISHED	310.25
84-01360	090-006-02300-0000	GOODMAN, LEONARD	RAZED BY FIRE, DEPOLISHED	413.75
			TOTAL.....	178,695.72



City of Mississauga

MEMORANDUM

FILES: 13 211 83216
11 141 00010

R-8

To: Mayor and Members of
General Committee
From: W. P. Taylor
Dept: Engineering and Works
RECEIVED
10740
DEC 11 1984

to K0301

November 27, 1984

C.A. DATE DEC 17 1984

SUBJECT: Maintenance of Traffic Control Signals and Devices -
Extension of Services.

ORIGIN: Engineering and Works Department

COMMENTS: The existing contract for the Maintenance of Traffic Control Signals and Devices was awarded to Stacey Electric Company Limited, December 15, 1982 and expired December 31, 1983. As part of the terms of this contract, there is an extension option for two additional one-year periods. This contract had been extended for 1984. We are recommending an additional one-year extension to this contract subject to all terms and conditions being accepted by Stacey Electric Company Limited.

This contract is a joint contract with the Regional Municipality of Peel. The Region staff is also recommending a one-year extension which is also subject to Council approval.

Stacey Electric Company Limited, under terms of the contract, are to be granted a cost increase to equipment rates based on a percentage of their original tendered prices. They are requesting a 3.8% increase based on the Dominion Bureau of Statistics figures for September 1983 to September 1984. We agree that this increase is reasonable and therefore recommend acceptance.

- RECOMMENDATIONS:
1. That the contract for the Maintenance of Traffic Control Signals and Devices awarded to Stacey Electric Company Limited be extended to December 31, 1985.
 2. That an increase in equipment rates of 3.8% be granted to Stacey Electric Company Limited as per the terms of Contract No. 13 211 83216.
 3. That the approvals for extension to Contract No. 13 211 83216 and the adjustment of equipment rates also be subject to the approval of the Council of the Regional Municipality of Peel.

William P. Taylor
W. P. Taylor, P. Eng.
Commissioner
Engineering and Works

Approved by:
City Manager

W. Munden
W. Munden
City Treasurer

RESOLUTION AVAILABLE !

D. Ogilvie
D. Ogilvie
Commissioner
Finance Department

W. Brown
W. Brown
c.c. E. M. Halliday
0127E/2ZE



R-9

City of Mississauga

MEMORANDUM

FILE: 16 111 78137
11 141 00011
C.A. B9-13/83M

RECEIVED

To	Mayor and Members of General Committee	From	William P. Taylor, P. Eng.
Dept.	Engineering and Works	DATE	DEC 17 1984
C.A. DATE		DEC 17 1984	807-83009
		December 11, 1984	
CLERK'S DEPARTMENT			

SUBJECT:

All Nations Investments Ltd. - north west corner
Indian Road and Madigan's Lane - C. of A.
9/83 to 13/83M

ORIGIN:

Letter dated December 7, 1984 from Weir Associates
(Suite 204, 101 Queensway West, Mississauga, Ontario,
LSB 2P7)

COMMENTS:

The attached letter has been received from Weir Associates on behalf of their client All Nations Investments Ltd., which indicates that the Madigan's Lane right-of-way on the east boundary of their property has been purchased at a cost of \$12,500.00. All Nations Investments Ltd. is prepared to convey this right-of-way to the City gratuitously, as required by the pertinent severance decision. However, Mr. Weir indicates that his client is unable to pay the \$100.00 per foot cost for the future reconstruction of Madigan's Lane, as required by the severance decision.

We would advise Committee that all of the lots which have been severed front on Indian Road and, therefore, the requirement to pay half of the cost of the reconstruction of Madigan's Lane may be too onerous since the right-of-way for Madigan's Lane has been acquired, and will provide public road access for the lands to the north. Further, none of the lots created by this severance depend on Madigan's Lane for access and should be restricted from having same in the future by means of the placement of a 1' reserve.

- RECOMMENDATIONS:**
- 1 - That a 1' reserve be placed along the east and west boundaries of Madigan's Lane, adjacent to the All Nations Investments Ltd property.
 - 2 - That the Land Division Committee's requirement that All Nations Investments Ltd. pay \$100.00 per foot towards the reconstruction of Madigan's Lane be waived once the right-of-way and the 1' reserve have been deeded gratuitously to the City.

See Deputation(c)

✓ RESOLUTION AVAILABLE !

William P. Taylor, P. Eng.
Commissioner.

Approved by:
City Manager

WPT.mh

c.c. E. M. Halliday,
A. E. McDonald, P. Eng.
W. Andrew

att.

WEIR ASSOCIATES

Barristers, Solicitors, Notaries

MICHAEL E. WEIR, O.C., LL.M.

STEPHEN D BRAITHWAITE, B.A.L.B.

PETER P. HOLASSA, B.A.L.B.

CHRISTOPHER J ROPER, BALLB.

TELEPHONE 279-7930

AREA CODE 410

TELEX 06-960403

SUITE 204

101 QUEENSWAY WEST

MISSISSAUGA, ONTARIO

LSB 2P7

December 7, 1984

City of Mississauga

one City Centre Drive

Mississauga, Ontario

L5B 1M2

ATTENTION: Commissioner of Engineering

ATTENTION. William Taylor

L. H. ... & BUREAU. DEPT.
 ... FILE
 DEC - 7 1984
 BY HAND
 WFR
 ALLEN
 EB

Dear Mr. Taylor:

11. NATIONS INVESTMENTS LTD. Severance

Applications, Land Division File #983M, etc.

Kindly be advised that I have now been appointed the solicitor for All Nations Investments Ltd. to try and finalize the severance applications before the time runs out for an appeal. As Mr. Barker may have already advised you, we had a meeting today, December 7, 1984, with both the Ward Councillor Margaret Marland and Her Worship Hazel McCallion, in which we requested that the City of Mississauga withdraw their request that All Nations Investments Ltd. pay for the 50% of the reconstruction cost of Madigan's Lane along the full flankage.

The development cannot afford this since only 6 lots are allowed to be proceeded with and not 12 lots as applied for. Since we are of the opinion that development, if it does take place, to the north is not in the near future and in our opinion may never take place. In any event, it should be the responsibility of the people to the north. My client should not get penalized under these difficult circumstances at this time especially since the property is under power of sale and the Shareholders in the company are losing their life savings. Our client has of course been able to purchase the Shell lands for the sum of \$12,500.00 and is prepared to convey this free to the City of Mississauga. It is our position that our client therefore has indeed made a contribution to the reconstruction of Madigan's Lane by purchasing this land and conveying it free to the City.

K-9-b


- 2 -

You should also keep in mind that the area has become somewhat of a disgrace to the community and by proceeding in this manner, as this is now the last problem for the developer, would in our opinion be the appropriate thing to do under all the circumstances.

As this is a very urgent problem to the developer, please review this at the earliest possible moment. Thank you for your anticipated co-operation.

Yours very truly,

WEIR ASSOCIATES

Per: 
Michael E. Weir, Q.C.

MEW*crd



City of Mississauga

MEMORANDUM

FILES: 16 111 74167
11 141 00011

R-10

To: Mayor and Members of
From: William P. Taylor, P. Eng.
Dept: General Committee
Dept: Engineering & Works

C.A. DATE DEC 17 1984 December 4, 1984

SUBJECT: Waiving of Condition 2 of the Supplemental Servicing Agreement dated May 28, 1982 as it relates to Lots 167, 169, 171 and 173, Plan 43M-445, Sheridan Mills Subdivision, located east of Erin Mills Pkwy. and south of Britannia Road West (sketch attached).

ORIGIN: Request from the developer, Donlee Holdings Limited (2349 Yonge St., Toronto, Ont. M4P 2C8, Attn: Mr. M. Snow).

COMMENTS: Under the terms of Condition 2 of the Supplemental Servicing Agreement for Sheridan Mills Subdivision, Plan 43M-445, no building permits are to be issued for Lots 167, 169, 171 and 173 until the removal of the temporary builders access road on Lots 168 and 172 is authorized by the Commissioner of Engineering and Works.

The developer, having made arrangements for the sale of Lots 167, 169, 171 and 173, has requested that building permits be issued notwithstanding that the temporary builders access road on Lots 168 and 172 will remain open until completion of the remaining dwelling units on Vista Drive.

In this regard, an agreement was drafted to the satisfaction of the Legal Department wherein Donlee Holdings Limited agrees to save the City harmless from all claims and damages resulting from the existence of the access road. Donlee Holdings Limited acknowledges the nuisance and inconvenience that may result from the access road and they agree to advise purchasers of the adjacent lands of same.

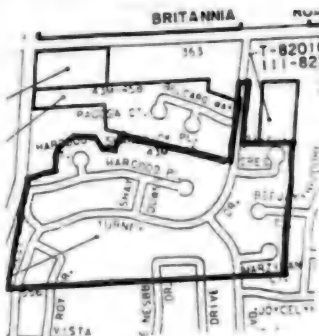
- RECOMMENDATIONS:
1. That a by-law be passed authorizing the Mayor and Clerk to execute an agreement for Lots 167, 169, 171 and 173, Plan 43M-445, Sheridan Mills Subdivision, located east of Erin Mills Pkwy. and south of Britannia Road West.
 2. That the City Solicitor be directed to register this agreement on the title of Lots 167, 169, 171 and 173, Plan 43M-445.
 3. That Condition 2 of the Supplemental Servicing Agreement for the Sheridan Mills Subdivision, Plan 43M-445, be waived with respect to Lots 167, 169, 171 and 173.

Approved by:
City Manager

RESOLUTION/BY-LAW AVAILABLE !

MWB/cc
235E/7E
ENCLOS.

cc: E. M. Halliday
L. W. Stewart
A. Franks
B. E. Swedak



William P. Taylor, P. Eng.
Commissioner
Engineering and Works



City of Mississauga

MEMORANDUM FILES: 16 111 79097
11 141 00010

R-11

To: Mayor and Members
of Council

RECEIVED

From: William P. Taylor, P.Eng.
Engineering and Works

Dept: 10770

Dept:

DEC 12 1984

December 11, 1984

B0647702

S.A. DATE DEC 17 1984

SUBJECT:

Reduction in Letter of Credit for Erin Mills South NBHD
1068 Subdivision, Plan 43M-477 located north of The
Collegeway and east of Erin Mills Parkway.

ORIGIN:

Servicing Agreement between The Cadillac Fairview Corp.
Ltd. (c/o Gartley Kirk Realities Inc., Third Floor, The
Southcom Building, 2227 South Millway, Mississauga,
Ontario, L5L 2M5, Attention: Mr. G. Fancy, P.Eng.), The
City of Mississauga, and The Region of Peel dated June
28, 1982.

COMMENTS:

On behalf of the developer, the consulting engineer for
Plan 43M-477 has submitted a request for a reduction of
the Letter of Credit, currently valued at \$213,166.73.

We have reviewed this request and find that a reduction
can be permitted down to \$100,273.93, which will secure
the outstanding works and the maintenance requirements.

RECOMMENDATION:

That the current Letter of Credit, valued at \$213,166.73
for Plan 43M-477, located north of The Collegeway and
east of Erin Mills Parkway be reduced to \$100,273.93.

Approved by:
City Manager

William P. Taylor
William P. Taylor, P.Eng.
Commissioner
Engineering and Works

MM:cds
67E:7E

cc: Councillor S. Mahoney
E. M. Halliday
D. McFarlane
B. E. Swedak
M. W. Boyd
P. Griffiths
K. Franklin

✓ RESOLUTION AVAILABLE !



R-12

City of Mississauga

MEMORANDUM FILES: 16 111 81233
11 141 00010

To: Mayor and Members
of Council

10769

DEC 12 1984

From: William P. Taylor, P.Eng.
Dept: Engineering and Works

B06-47802

December 11, 1984

DEC 17 1984

E. A. DATE

SUBJECT: Reduction in Letter of Credit for Erin Mills South NBHD 1018 Subdivision, Plan 43M-478, located south of The Collegeway and east of Erin Mills Parkway.

ORIGIN: Servicing Agreement between The Cadillac Fairview Corp. Ltd. (c/o Gartley Kirk Realities Inc., Third Floor, The Southcom Building, 2227 South Millway, Mississauga, Ontario, L5L 2M5, Attention: Mr. G. Fancy, P.Eng.), The City of Mississauga, and The Region of Peel dated June 28, 1982.

COMMENTS: On behalf of the developer, the consulting engineer for Plan 43M-478 has submitted a request for a reduction of the Letter of Credit, currently valued at \$287,674.37.

We have reviewed this request and find that a reduction can be permitted down to \$121,994.50, which will secure the outstanding works and the maintenance requirements.

RECOMMENDATION: That the current Letter of Credit, valued at \$287,674.37 for Plan 43M-478, located south of The Collegeway and east of Erin Mills Parkway be reduced to \$121,994.50.

Approved by:
City Manager

William P. Taylor
William P. Taylor, P.Eng.
Commissioner
Engineering and Works

MW
MM:cds
67E:7E

cc: Councillor S. Mahoney
E. M. Halliday
D. McFarlane
B. E. Swedak
M. W. Boyd
P. Griffiths
K. Franklin

☒ RESOLUTION AVAILABLE :



City of Mississauga

MEMORANDUM

FILES: 16 111 84216
11 141 00010

R-13

To: Mayor and Members
of Council

From: William P. Taylor, P.Eng.
Dept: Engineering and Works

DEC 12 1984

December 12, 1984

B06577-02

E.A. DATE DEC 17 1984

SUBJECT: Reduction in Letter of Credit for Huron Heights Subdivision, Plans 43M-577 and 43M-578 located south of Eglinton Avenue East and east of Hurontario Street.

ORIGIN: Servicing Agreement between 556727 Ontario Inc. (101 Queensway West, Mississauga, Ontario L5B 2P7, Attention: Mr. I. Kaneff), The City of Mississauga, and The Region of Peel dated November 14, 1984.

COMMENTS: On behalf of the developer, the consulting engineer for Plans 43M-577 and 43M-578 has submitted a request for a reduction of the Letter of Credit, currently valued at \$6,700,000.00.

We have reviewed this request and find that a reduction can be permitted down to \$2,250,000.00, which will secure the outstanding works and the maintenance requirements.

RECOMMENDATION: That the current Letter of Credit, valued at \$6,700,000.00 for Plans 43M-577 and 43M-578, located south of Eglinton Avenue East and east of Hurontario Street be reduced to \$2,250,000.00.

Approved by:
City Manager

William P. Taylor, P.Eng.
Commissioner
Engineering and Works

cc: Councillor F. McKechnie
E. M. Halliday
D. McFarlane
B. E. Swedak
M. W. Boyd
T. A. Drewlo

RESOLUTION AVAILABLE :

FOR



R-14

City of Mississauga

MEMORANDUM

To Chairman and Members of the From W.P. Taylor, Commissioner
Dept. Public Works Committee Dept. Engineering and Works.

RECEIVED
10739
DATE DEC 11 1984 E.A. DATE DEC 17 1984
FILE No J-05-83024 File: 17 111 79138
CITY OF MISSISSAUGA DEPARTMENT December 10, 1984

SUBJECT: Loyalist Creek realignment between Fifth Line and Erin Mills Parkway.

ORIGIN: Engineering and Works Department.

COMMENTS: This department received a request from Councillor D. Culham to investigate the possibility of realignment of the Loyalist Creek between Fifth Line and Erin Mills Parkway.

In concept (see sketch attached) the creek will be re-directed easterly from Fifth Line to the west side of Erin Mills Parkway then southerly to the culvert, recently constructed by the Region of Peel.

Staff have studied the proposal and prepared a preliminary alignment plan. The channel design would be based on an approximate 25m to 27m R.O.W. Along the west side of Erin Mills Parkway the proposed alignment would abut the limit of the future road R.O.W. The realigned channel would be gabion lined with vertical drops at Fifth Line and Erin Mills Parkway.

Approval in principle of the foregoing alignment will allow the area bounded by Queensway to the south, Fifth Line to the west, Erin Mills Parkway to the east and Dundas to the north to be planned for development in an orderly manner.

✓
! RESOLUTION AVAILABLE !

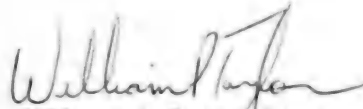
R-14-a

Chairman and Members of the
Public Works Committee
December 10, 1984
Page 2

Subject: - Loyalist Creek Realignment

- RECOMMENDATIONS:
1. That the realignment of the Loyalist Creek between Fifth Line and Erin Mills Parkway as per the attached sketch be approved in principle.
 2. That the report and recommendations be forwarded to the C.V.C.A. for their concurrence.

Approved by:
City Manager


William P. Taylor, P. Eng.,
Commissioner,
Engineering and Works.


C.C.

Mr. E.M. Halliday
Mr. R. Edmund

[illegible]

FIGURE # 1



City of Mississauga

MEMORANDUM

R-15

To: Mayor and Members of Council

From: Ian W. Scott, Commissioner,
Recreation and Parks.

Dept: _____

Dept: T. L. Julian, City Clerk

December 12th, 1984

S.A. DATE DEC 17 1984

SUBJECT: Major Parkland Levy Credit
First City Development Corporation

ORIGIN: Recreation and Parks Department and Clerks
Department

COMMENTS: The Lisgar Secondary Plan has identified an Environmental Policy Area 'A' woodlot located in the plan of subdivision T-83036 as a Special Park. This is a 1.8 ha (4.45 ac) block identified on Map 1, attached.

It was determined that the best method of assembling this parcel would be to apply:

- (i) the major parkland component of the development levy for all of draft plan T-83036 (1.6 acres/1000 population) at the time of registration;

-and-

- (ii) the satisfaction in full of the 2% parkland dedication requirement for the 23.08 ha (57 acre) industrial parcel north of draft plan T-83036, owned by the applicant and indicated on Map 2, attached.

The assembly is summarized in Appendix I, and the applicant has agreed to this arrangement.

City policy states that in the event a developer of land prefers to emplace a work, service, or facility, in lieu of a levy, he may do so only with the approval of Council expressed in the form of a Resolution, and where Council approves such an emplacement, the Resolution shall state the amount by which the Development Levy is to be reduced and paid pursuant to the terms of the applicable Financial Agreement.

✓
RESOLUTION AVAILABLE !

R-15-a

-2-

This means that the required levy, payable at building permit issuance, should be reduced by the major parks component of \$197.27 per capita or \$720.00 per single family unit.

In this regard the Financial and Servicing Agreements should reflect this major parkland dedication arrangement.

First City Development Corporation has now registered Phase I, Part 1 as Plan 43M-579 and is proceeding with the registration of T-83036, Phase I, Part 2

RECOMMENDATIONS:

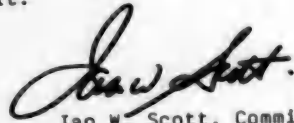
1. That the First City Development Corporation in lieu of paying the major parkland component at the levy rate of 1.6 acres/1000 population for the development plan T-83036, dedicate land at the same rate.
2. That for all future building permits issued for T-83036 the per capita levy be reduced by the major parkland component.
3. That, on the basis of the dedication of the Special Park, Block 418, draft plan T-83036, the 2% parkland dedication requirement for the 23.08 ha (57 acre) industrial parcel of land to the north, owned by First City Development Corporation be considered fully satisfied.
4. That an amendment to the Financial Agreement for Plan 43M-579, reflecting the major parkland credit be prepared to the satisfaction of the City Solicitor, for registration on title.

R-15-b

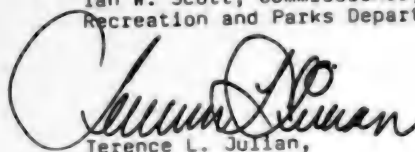
-3-

5. That the Financial and Servicing Agreements for the balance of the lands within draft plan T-83036 reflect the major parkland credit.

Approved by:
City Manager



Ian W. Scott, Commissioner,
Recreation and Parks Department



Terence L. Julian,
City Clerk.

c.c. E. M. Halliday, City Manager
Wm. Munden, City Treasurer,
D. A. R. Ogilvie, Director of Finance.

Doc

1955

R-15-C

MAP 2

OF

HALTON

HILLS

CITY
OF
BRAMPTON

MEADOWVALE SOUTH BUSINESS PARK

SUBJECT LANDS

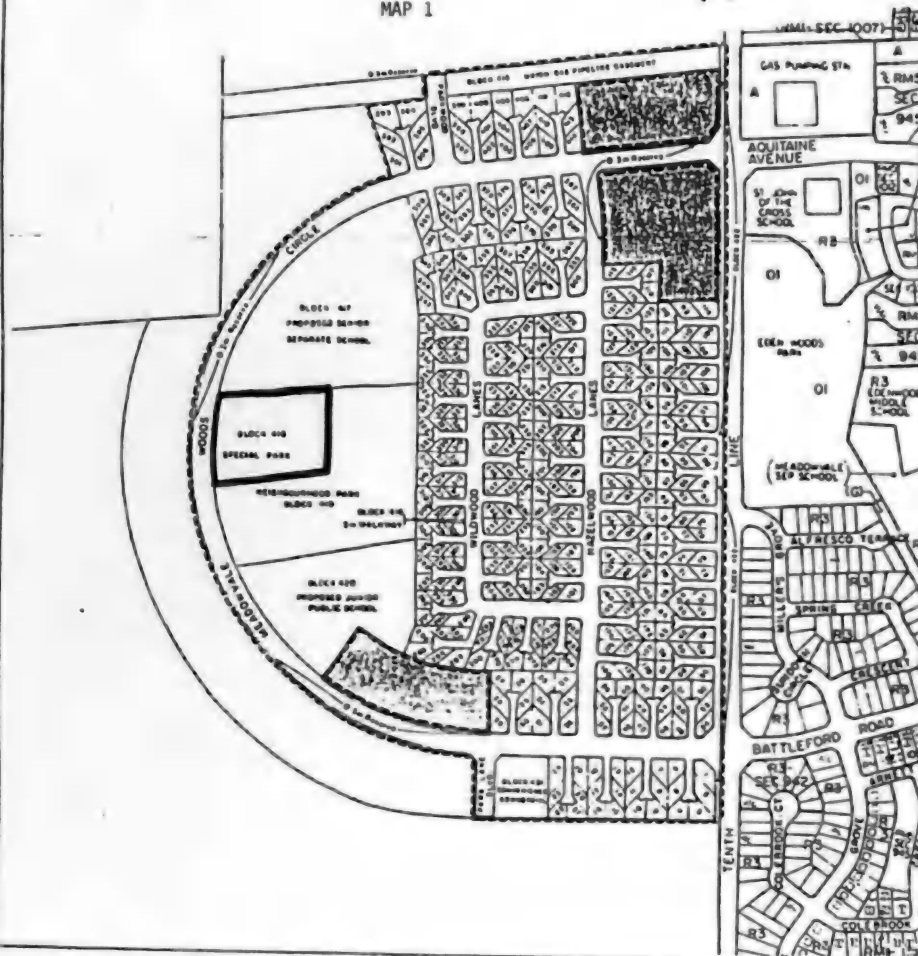
(Owned by First
City Dev. Corp)

23.08 ha
(57 ac)

LISGAR RESIDENTIAL
DISTRICT

* 83

MAP 1



APPLICATION FIRST CITY DEVELOPMENT CORP. LTD.

AREA OF DRAFT PLAN
T-83036, PHASE I

☐ AREA OF DRAFT PLAN T-83036
NOT INCLUDED IN PHASE I

CITY OF MISSISSAUGA PLANNING DEPARTMENT



SCALE: 0 50 100 150

FILE NO: T-83036

DWG. N^o 675

DATE: 1984, JUNE 15

R-15-e

APPENDIX I

First City Development Corporation

Special Park Dedication Arrangement

1. Major parkland dedication requirement:
(1.6 ac/1000 population) 3.26 ac., 1.3 ha

594 units @ 3.43 ppu = 2037

2. Parkland dedication requirement for future
industrial lands: 1.14 ac., 0.5 ha

2% of 57 acres

Special Park - Block 418

4.4 ac., 1.8 ha



City of Mississauga

MEMORANDUM

R-16

To MAYOR AND MEMBERS OF COUNCIL

From Terence L. Julian

Dept. _____

Dept. City Clerk

December 12, 1984

S.A. DATE DEC 17 1984

LADIES AND GENTLEMEN:

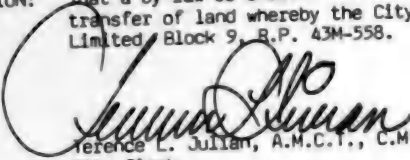
SUBJECT: Urban Equities Limited
Land Division Application B188/84-M and B189/84-M
Block 9, R.P. 43M-558
Files: B.07.84188 and B.06.558


ORIGIN: Letter from G. Eric Hanson Associates dated December 5, 1984

COMMENTS: As a condition of the Engineering Agreement for R.P. 43M-558, Block 9 was deeded to the City on the understanding that it would be deeded back to the developer gratuitously if the developer acquired the appropriate lands adjoining the block within a year of registration of the plan.

Urban Equities Limited has now advised the City that it has acquired the lands adjacent to Block 9 through its agent Marjorie Federico In Trust. It was on this basis that applications were made to the Land Division Committee to create two residential lots fronting onto Hampshire Court.

RECOMMENDATION: That a by-law be enacted authorizing the execution of a transfer of land whereby the City conveys to Urban Equities Limited Block 9, R.P. 43M-558.


Terence L. Julian, A.M.C.I., C.M.C.
City Clerk


RJC/LJR
21/16C/86C

Approved by:
City Manager

☒ RESOLUTION/BY-LAW AVAILABLE !

1498 HURONTARIO / BLOCK 9 43M-558

BLOCK 9
INDIAN RESERVE

HAMPSHIRE

CRESCENT

PLAN 43M-558

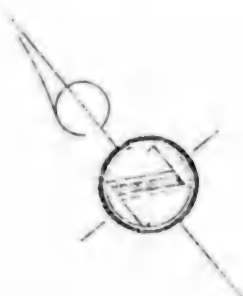
HOUSES
UNDER
CONSTRUCTION

10-2
10-43M-558

R-16-a



HURONTARIO STREET



December 12, 1984

DATE DEC 17 1984

RECEIVED

COUNTRY NO 10747

DATE DEC 12 1984

FILE NO. B0401

TO:

Members of General Committee

FROM:

Gord Johnstone
Business Development Officer

SUBJECT:

Japan/Hong Kong Visit Report

COMMENTS:

From September 20, 1984 through October 9, 1984 Mr. E. Halliday, City Manager, and Mr. Gord Johnstone, Business Development Officer visited Japan and Hong Kong on a Business Development exploratory visit. The purpose of the trip was in the main investigative, to determine the prospects for new business activity originating from these two areas and to determine the best way for the City of Mississauga to address the opportunities in these markets.

While in Japan, time was set aside for a formal visit to Kariya, Mississauga's Japanese twin city.

Kariya Visit

The City of Kariya acted as hosts to our group for two full days from mid-day Sunday, September 23rd to mid-day Tuesday, September 25th. We were given a tour of various community facilities, visited with the Mayor at his home and with various officials at Kariya City Hall. On the Monday evening we were honoured at a special reception attended by representatives of various community groups and government officials. A gift of an Inuit carving was presented to Kariya City. Earlier, a personal gift from the Mississauga Board of Trade was presented to Mayor Tsunooka.

JAPAN

The business segment of the Japanese visit was spent meeting with major Japanese banks, companies presently operating in Mississauga in a small way, new prospects and with representatives of the Canadian and Ontario governments.

The Banks

Four major Japanese banks were called on. In each case we met with the International marketing division of each bank usually a team of three executives. It was important to meet with the banking community since the Japanese business practice emphasizes industry groups which have as part of the group a banking operation.

: TO BE RECEIVED :

R-17-a

2.

The banking representatives were most impressed by the current representation of Japanese corporations in Mississauga. In two instances the banking representative indicated that with more time set aside in subsequent visits they would be pleased to arrange information sessions with some of their major business customers.

Government Contacts

In Tokyo we met with the Ontario Government representative and the Canadian Government representative. The Ontario Government seemed to be particularly well organized in its approach to the Japanese business community. Mr. Doug Jure of that office was especially helpful in briefing our group on what to expect in our business meetings. The Ontario office appeared to be well set-up to assist visiting Canadian industrialists in making contacts with potential Japanese customers and/or partners. The visit with the Canadian government official was unproductive. That office did not seem to be sure of its approach to the market.

Prospects

The group met with four Japanese companies during this visit. Three of the companies are presently in Mississauga with limited sales operations and the fourth does not have a Canadian operation. In all cases, we were very well received and the company representatives seemed to appreciate our call. The contacts at this time were felt to be of great value since the typical Japanese expansion plan is to begin with a small sales operation and canvas market opportunities and attitudes before making major investment decisions. In almost all cases the meetings began quite tentatively and then proceeded to a good business dialogue as the Japanese hosts felt more comfortable with our purposes. In these business calls it is felt we have solidified the relationship with some of our current Japanese corporate citizens and we have a good lead and understanding of the needs of a prospective new company.

HONG KONG

The Hong Kong market was addressed in much the same manner as Japan. Scheduled meetings involved banking contacts, government contacts, new prospective investors and legal contacts. Our interests in the Hong Kong market were the identification of business investors interested in new business investment in Canada under our Immigrant-Entrepreneur program and potential financial investment in major real estate projects.

R-17-h

Banking Community

Meetings were held with representatives of four Canadian banks with branches in Hong Kong and with two Hong Kong banks. Although the meetings were cordial and led to perhaps a better understanding of the Hong Kong business attitudes and practices, they were inconclusive as to the development of new leads or prospects. The banks are not a major contact point with the immigrant-entrepreneur community.

Legal Community

Two Canadian legal firms with operations in Hong Kong were contacted. It would appear that this is a very important area for developing contact with immigrant-entrepreneur activity since most will use legal services in developing their emigration proposals. One legal representative was quite critical of the restrictive attitude of the Ontario government indicating it was, in his opinion, the least receptive to proposals and the most stringent in evaluating business proposals. Both legal representatives indicated that their real need was to find suitable business propositions in Canada to which suitable potential entrepreneurs could be matched.

The legal community is felt to be a key contact point in developing the immigrant-entrepreneur potential.

Government Contacts

In Hong Kong we met with both the Canadian and Ontario Governments. The Ontario Government representative, Mr. Stephen Chen, was very helpful in establishing contact appointments during the Hong Kong visit. Also, the Ontario Government office is a key contact in developing new business contacts in Hong Kong and appears to be extremely busy.

The Canadian Government office was helpful in advising on the protocol of business in Hong Kong and also suggested that it could give discreet advice on the business background of potential new investors with which we might be working.

Prospects

The group met with several prospective immigrant-entrepreneur applicants with an interest in Mississauga as a business location. In all areas the businessmen were quite familiar with the Canadian situation. Usually, they had visited Canada recently and had one or more "friends" providing a touchstone in Canada, most often Vancouver or the Toronto area.

R-17-c

As a result of our meetings the Business Development Office is currently working on three new business proposals for Hong Kong immigrant-entrepreneur candidates.

CONCLUSIONS:

Both the Japanese and Hong Kong markets offer a substantial source of opportunities for new business ventures in Mississauga.

The Japanese business community is very much a corporate structure and relatively easy to deal with in corporate terms even though their business customs are quite different. The Japanese are very aggressive in their business expansion and represent a very large source of potential business for the City of Mississauga.

Regular visits to this market, perhaps each year or every other year, would have the potential of yielding significant results. Preparation and co-ordination of such a visitation would best be achieved through a local advisory program and consultation with our local Japanese corporations and through the major Japanese banking concerns.

We were surprised that many Japanese groups still held the "snow and ice" image of Canada. There is still a lot to communicate to this market.

The Hong Kong business community is very much based on personal or family contact. As such, it is difficult to know how much is being achieved in initial business contacts. It is also difficult to screen and make appropriate contacts. The Hong Kong business people are very knowledgeable about Canada and those with an interest have invariably travelled here and established business contacts through friends.

Future development of market potential from Hong Kong can best be developed locally in Mississauga and the Greater Toronto area. Emphasis should be placed on communicating the resources of the Business Development Office to our local Chinese community and to the specialists in the legal community dealing with the immigrant-entrepreneur program.

RECOMMENDATIONS:

That the report of the Business Development Officer on the Japan/Hong Kong trip be received.


Gord Johnstone
Business Development Officer

Approved by:
City Manager

1172B



City of Mississauga

MEMORANDUM

R-18

GENERAL COMMITTEE OF COUNCIL

Terence L. Julian

To

From

City Clerk

Dept.

Dept.

December 12, 1984

DATE DEC 17 1984

LADIES & GENTLEMEN:

SUBJECT: Central Parkway East Extension,
File J.05.84000.

ORIGIN: Letter from Ministry of Government Services,
November 15, 1984.

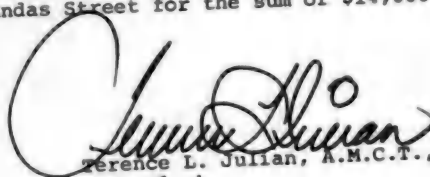
COMMENTS: To undertake the construction of the Central
Parkway East extension, south of Highway #403,
it is required to obtain from the Ministry of
Government Services a parcel of land having an
area of 0.142 ha (0.351 acres).

The cost of the lands at \$14,000.00 reflects a
value of \$40,000.00 per acre. Based upon investi-
gation carried out by the Clerk's Department, this
amount appears to be acceptable given current market
conditions.

RECOMMENDATION:

That a By-law be enacted authorizing the execution
of the "Application to Purchase" between the Ministry
of Government Services and the City for lands
described as part of Lot 13, Concession 2 North of
Dundas Street for the sum of \$14,000.00.

PJS/iw
Encl.


Terence L. Julian, A.M.C.T., C.M.C.
City Clerk

Approved by:
City Manager



City of Mississauga

MEMORANDUM

FILE REF : 11 141 00011
16 111 79069
22 121 00002
22 141 00007

K-19

To: The Mayor and Members of
General Committee
City of Mississauga

From: William P. Taylor, P.Eng., Commissioner
Dept: Engineering and Works

C.A. DATE DEC 17 1984

December 5, 1984

RECEIVED

DEC 13 1984

H02-03-02-10-01

REQUEST NO. 319-84
CLERKS FILE NO. A.02.03.02.10.01

LADIES & GENTLEMEN :

SUBJECT :

Finch Avenue Extension.

SOURCE :

Regional Municipality of Peel.

COMMENTS :

At its meeting of November 22, 1984, the Council of the Region of Peel approved the following resolution:

"That the report of the Commissioner of Public Works dated October 22, 1984, regarding the Finch Avenue extension be referred to the City of Mississauga for comment;

And further, that the City of Mississauga be requested to respond with their comments within thirty days".

The Ministry of Transportation and Communications has completed construction of the Finch Avenue extension between Steeles Avenue and Highway 427.

As a result of the boundary locations between the City of Mississauga and the City of Brampton in this area, only a section of approximately 380 m (1250 ft.) of the roadway lies within the City of Mississauga, and the remainder from Darcel Avenue northerly to Steeles Avenue is completely within the City of Brampton. Assuming that the City of Brampton has agreed that this section of roadway within the City of Brampton becomes a Regional road, it would be logical that the short section within the City of Mississauga also be a Regional road.

We would note that there are no direct accesses on the section of road within Mississauga with the exception of the traffic signalized intersection at Darcel Avenue.

✓ RESOLUTION AVAILABLE !

continued ...

K-14a

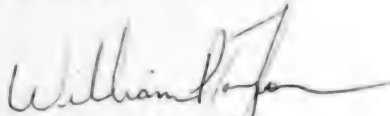
- 2 -

SUBJECT :

Finch Avenue Extension.

RECOMMENDATION :

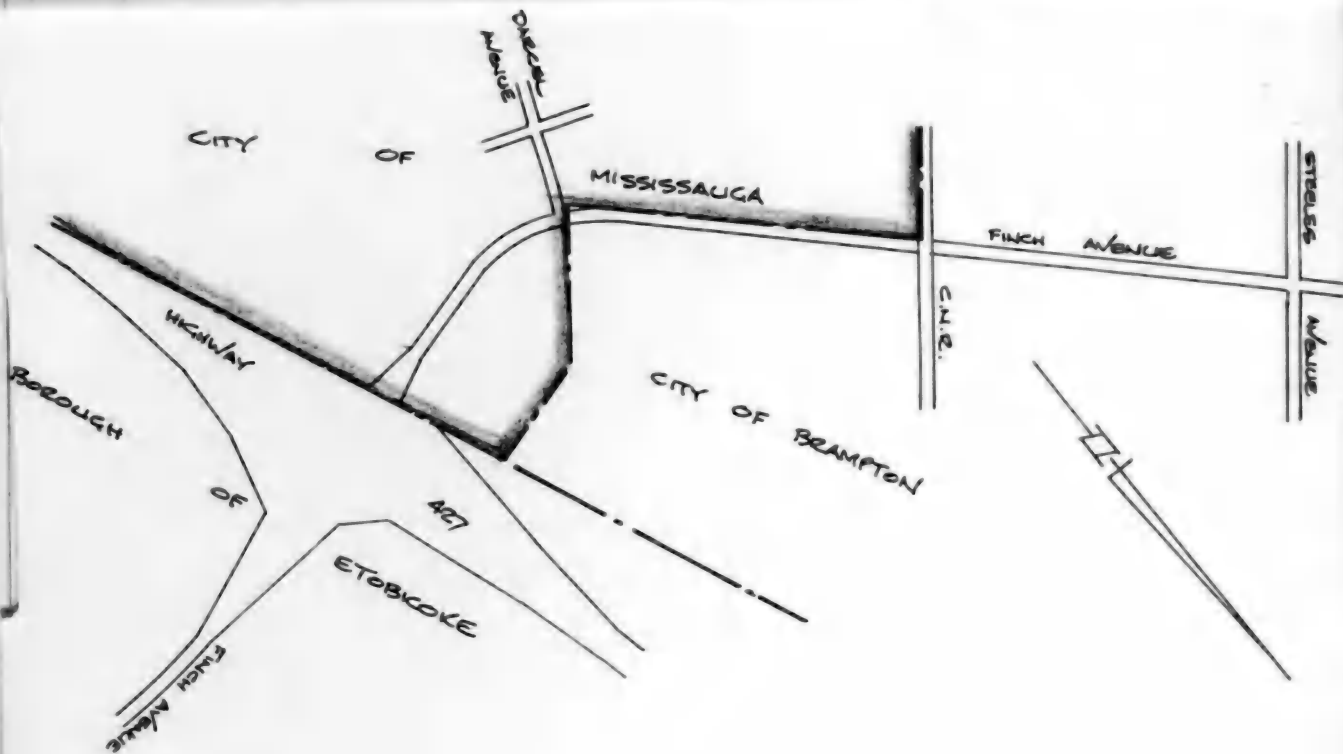
That the City of Mississauga advise the Regional Municipality of Peel that it has no objection to the Region assuming the section of Darcel Avenue (Finch Avenue extension) between Highway 427 and the north City limit.



William P. Taylor, P.Eng.,
Commissioner,
Engineering and Works Department

cc : E.M. Halliday





R-192



City of Mississauga

MEMORANDUM

R-20

To Administration & Finance Committee
Dept. _____

From Terence L. Julian
Dept. City Clerk

C. A. DATE DEC 17 1984

December 7, 1984

SUBJECT:

Local Government Week, January 14, 19, 1985

ORIGIN:

Ministry of Municipal Affairs and Housing

BACKGROUND:

We have received correspondence from the Ministry of Municipal Affairs and Housing concerning our involvement in Local Government Week. The Provincial Government will be mounting an extensive promotional campaign to help citizens learn more about local government. This will include all media, as well as posters etc. Cable 10 will also be broadcasting a promotional video during that week.

We intend to participate in this programme with the following.

- 1). Proclaim Local Government Week at the January 14, 1985 Council Meeting and request Mayor McCallion to inform our citizens of the many individuals who serve on committees and groups to assist local government in servicing our citizens, as well as the contribution of staff.
- 2). Issue a series of press releases with facts and figures on local government (number of employees, budgets, services etc. to show it's cost effectiveness, accessibility innovations etc).
- 3). Promoting local government through the Recreation Reports on CJMR.
- 4). Request Mayor McCallion to develop her Mayor's Hour on January 17, 1985 to Local Government Week and the merits of our municipality.

✓ RESOLUTION AVAILABLE !

.../2

R-20.a.

Administration & Finance Committee
Local Government Week, January 14, 19, 1985
Page 2

BACKGROUND cont'd:

5). With approval of Department Heads, inviting the public to visit various municipal buildings (Community Centres, Firehalls, Transit, Parks etc) on one day during the week.

6). Circulating and displaying posters which are available from the Provincial Government.

Mississauga Hydro will be distributing an information piece provided by the Province with the Hydro bills, prior to the actual Week.

As well, there is the possibility of a special promotion through the Mississauga News in which we will participate.

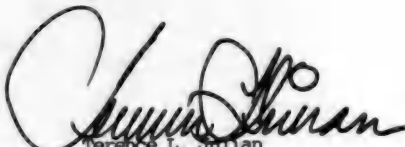
We anticipate that this programme will continue on an annual basis, and our involvement in 1986 would be more extensive. This could include displays in Malls and City Hall, possibly a municipal newsletter to all households, and new information publications for 1986 launched during that week.

We could also give consideration to hosting our Citizens Appreciation Evening and Staff Recognition Luncheon during that week.

RECOMMENDATION:

1). That the information from the City Clerk on Local Government Week be received.

2). That the Information & Public Relations Section of the Clerk's Department implement the proposed participation of the City of Mississauga in Local Government Week as outlined in the report of the City Clerk.


Terence L. Julian
City Clerk



City of Mississauga
MEMORANDUM

R-21

To Mayor and Members of Council
Dept. _____

From A. Franks
Dept. Commissioner of Building

DATE DEC 17 1984

December 14, 1984
Clerks File: L.07-05-01

SUBJECT: Request to locate a trailer at 1409 Tonolli Road,
in order to store perishable farm materials.

ORIGIN: Letter dated December 11, 1984, addressed to
Councillor D. Cook from Mr. David Pallett.

COMMENTS: In Mr. Pallett's letter to Councillor Cook and at a
discussion held December 13, 1984, with myself, he
indicates that he is requesting permission to locate
a trailer at 1409 Tonolli Road in order to store
perishable materials from his farm supply business
(previously located at 1590 Dundas Street East).

A site inspection carried out by the Building Department
shows that two (2) trailers are already located on the
site. One trailer (35ft. by 10ft.) is being used as an
office while the second trailer (50ft. x 10ft.) is being
used to store perishable farm crops such as beans and
corn etc.. We understand that these products are being
sold at wholesale to retailers.

Also being conducted from the property, is the sale of
firewood and Christmas trees.

Since the property is zoned Industrial "M2", the sale of
farm produce and the sale of firewood is not permitted
under Zoning By-law 5500. A license must also be obtained
by Mr. Pallett for the sale of Christmas trees.

The Building Department is in receipt of a building permit
application from Mr. Pallett for the erection of Permanent
warehouse storage building on the subject property.

In view of Mr. Pallett's permit application for a permanent
building, we would normally recommend approval of this
present request, however, the zoning by-law contraventions
cause this Department concern.

✓ RESOLUTION AVAILABLE !

....2

K-21-a

In order to be fair to Mr. Pallett, he should submit further written documentation outlining exactly what is the use he intends to operate from the two (2) trailers he has located on his property.

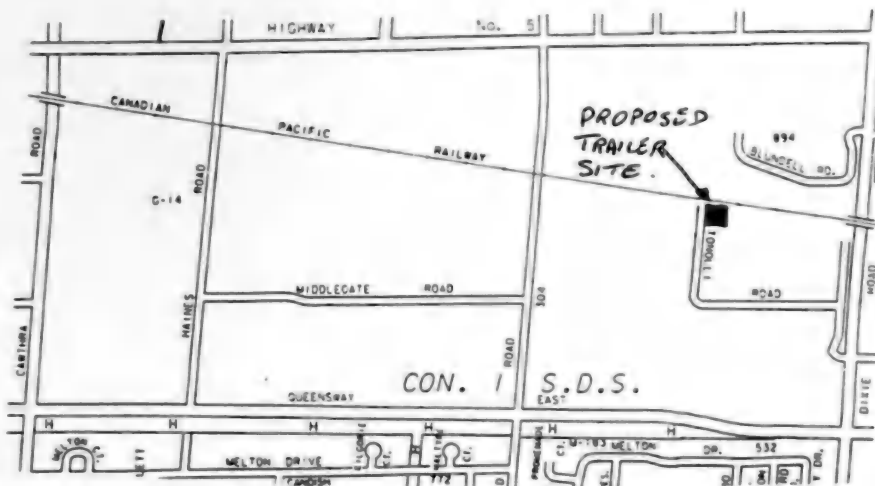
RECOMMENDATION:

It is recommended that Mr. Pallett's request be deferred at this time and he be advised to meet with the Building Commissioner in order to clarify his present and proposed business operation from this site, and after the meeting the Building Commissioner be directed to submit a further report to Council.



A. Franks, Commissioner
Building Department

AF/dap





City of Mississauga
MEMORANDUM

R-22

To Mayor & Members of Council

From A. Franks, Commissioner

Dept. _____

Dept. Building

December 14, 1984

Clerk's File: L.07.05.01

C/A Dec 17/84

SUBJECT:

Demolition By-law 919-84 respecting 6598 Dixie Road.

ORIGIN:

Letter dated December 4, 1984 from Mr. Peter Jacyk, "Prombank" Investment Ltd.

COMMENTS:

In essence, Mr. Jacyk is both criticizing and complaining about the Building Department enforcing the By-laws of the City with regard to a vacant dilapidated house at 6598 Dixie Road.

He further requests that a duly enacted demolition by-law be reversed i.e. By-law 919-84 so that he will take the old building down himself in the near future.

The following is the sequence of events leading to the enactment of Demolition By-law 919-84.

February 8, 1984

Property Standards File # 099 was initiated by area Property Standards Officer re: vacant dilapidated building.

February 10, 1984

Title Search was initiated.

February 13, 1984

Met with and advised the representatives of Prombank Investment Ltd. of the City's concerns with respect to the above mentioned vacant dilapidated house.

February 17, 1984

Title Search results were received.

February 20, 1984

Prombank Investment Ltd. was advised by letter.

✓ RESOLUTION AVAILABLE !

R-22-a

- 2 -

March 1, 1984

No change in the status of the building. The Officer contacted the owner's office regarding the above mentioned property.

May 8, 1984

The Officer spoke with the property owner who indicated no interest in rectification.

September 7, 1984

Preparation of Demolition By-law.

November 26, 1984

Demolition By-law enacted and passed by Council requiring demolition on or before December 4, 1984.

December 6, 1984

Demolition was commenced.

December 10, 1984

Demolition completed.

In summary, the Property Standards Officer has acted in a very professional manner over a long period of time and by his actions has rectified a hazardous situation.

RECOMMENDATIONS:

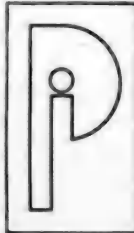
- a) That no action be taken to repeal By-law 919-84, and
- b) The letter dated December 4, 1984 from Mr. Peter Jacyk of Prombank Investment Ltd. be received.



A. Franks, Commissioner
Building Department

AF/dmc

cc: E.M. Halliday



Telephone: (416) 625-2171

R-22-h

"PROMBANK" INVESTMENT LTD.

1260 Eglinton Ave. East, Mississauga, Ontario L4W 1K8

Dec. 4, 1984

Mayor and Members of
Council
City of Mississauga
1 City Centre Drive
Mississauga, Ont.
L5B 1M2

4736

RE: By-law 919-84

Dear Sirs:

Prombank is in the business of building industrial buildings and sometimes purchases land in advance for that purpose. Once in a while there may be an old dilapidated residential building on the industrial-zoned land which we have to take down before we can build the new industrial building. There is no need to waste energy before it's time unless such a property exists in a built-up area and creates an eyesore or danger to someone.

To prove his importance, someone from Mr. Frank's department misinterprets a by-law and presents it to Council and to the Legal Department maintaining that there is: "Danger of fire and accident is a constant threat" with reference to the old residential dwelling. My question is that of constant threat to whom? The house is situated 200 feet away from high speed traffic and is well above the Dixie Road level. The driveway is chained off. One must consider that in this country there still exists a little respect for private property and therefore, without Prombank's permission no one has rights to enter.

It is not the first time that in order to prove their authority, some municipal power-trippers direct their minds not against the real trespassers but to the contrary. It is interesting to note that it takes the same department sometimes years to process a building permit because they are so busy. At the same time this department is extremely efficient at using the law enforcement office, the legal department and Council to pass a destructive by-law (in order to justify their position). Is not the department's energy being channelled in the wrong direction? By misinterpreting the by-law or the situation they try to make law-breakers out of good hard-working taxpayers who produce. These officers are



Telephone: (516) 825-2171

R. 22-c

"PROMBANK" INVESTMENT LTD.
1260 Eglinton Ave. East, Mississauga, Ontario L4W 1K8

completely ignorant to the fact that it is precisely those people whom they try to punish, that through the tax structure, pay the officers' salaries.

To keep Prombank's name clear from the by-laws derived from misinterpretation and ignorance, I request that the Mayor and the Council of Mississauga please reverse by-law 919-84. We will take the old building down ourselves in the near future.

Sincerely yours

Peter Jacyk

C.C. L. M. McGillivray
A. Franks
L. W. Stewart
E. M. Halliday



City of Mississauga

MEMORANDUM

K-23

To Mayor and Members of Council

From A. Franks, Commissioner

Dept. Building Dept.

Dept. _____

C.A. DATE

Dec 17/84

December 17, 1984

SUBJECT Taxicab Owner's Licences - Additional Plates.

ORIGIN A recommendation from the Public Vehicle Authority meeting of November 5, 1984 for the issuance of three (3) additional taxicab owners licence and adopted by Council on November 26, 1984.

COMMENTS You will recall a report from the Public Vehicle Authority meeting of November 5, 1984 and adopted by Council on November 26, 1984, recommended that three (3) individuals from the Taxicab Owner's Priority Waiting List be granted additional taxicab licences, one (1) per applicant, in the month of December 1984.

The procedures as set out in Section 62 of Public Vehicle Licensing By-Law 697-84, as amended, for the issuing of additional licence plates were followed, resulting in NO objections being registered against the first two applicants on the Taxicab Owner's Priority Waiting List (Yasin Taimour and William Stead) but in the case of the third applicant on the list (Derek Bush), objections WERE REGISTERED and therefore under Section 62 (5) of By-Law 697-84, as amended, Mr. D. Bush's application has been referred to the Licence Appeal Committee for a hearing.

62 (5) states:

When an objection is received, the Appeal Committee shall convene a meeting and the provisions of Sections 21 and 24 of this By-Law apply to a hearing before the Appeal Committee.


The Screening Committee, appointed by Council, have reviewed the applications being considered from the Taxicab Owner's Priority Waiting List and they make the following recommendations.

.../2

K-23(a)

- RECOMMENDATION
1. That a new Taxicab Owner's Licence be issued to each of the two applicants listed below:
 - (a) Yasin Taimour
 - (b) William Stead
 2. That the Licence Appeal Committee conduct a hearing concerning the third application in the name of Derek Bush and report to Council on their decision.
 3. That the issuance of the third licence plate NOT be issued at this time pending the decision of the Licence Appeal Committee on Derek Bush's application.
 4. That the present fees for the issuance of additional plates as set out in By-Law 697-84, as amended, be applied to licences herein approved.

Approved by:
City Manager



A. Franks,
Commissioner,
Building Dept.

RN:lk
c.c. E. Halliday

APPEAL COMMITTEE REPORT TO COUNCIL
ON HEARING HELD DECEMBER 11, 1984

11-24
C.A. DATE Dec 17/84

IN THE MATTER OF an application by Mrs. Martina D. Cheshire for the issue of a Mississauga Limousine Driver's Licence under City of Mississauga By-law #697-84, as amended, a by-law for licensing, regulating and governing owners and drivers of cabs and other vehicles used for hire and taxicab brokers;

AND IN THE MATTER of an appeal by Mrs. Martina D. Cheshire under Section 21 of By-law #697-84, and amendments thereto;

AND IN THE MATTER of a hearing by the Appeal Committee under Section 22 of By-law #697-84, and amendments thereto.

APPEAL COMMITTEE: Councillor M. Marland (Chairman)
Councillor S. Mahoney
Councillor R. Skjarum

COUNSEL: Ms. Virginia MacLean for the Manager of Public
Vehicle Licensing
Mr. M. Wallace for the appellant

APPELLANT: Mrs. Martina D. Cheshire

The applicant, Mrs. Martina D. Cheshire requested a hearing by the Appeal Committee from a recommendation that Council not issue to her a Mississauga Limousine Driver's Licence under By-law #697-84, as amended. This recommendation was made on the grounds set out in Section 14(2) of By-law #697-84, as amended which provides that:

"An applicant is entitled to be licensed and a licensee is entitled to have his licence renewed except where the past conduct of the applicant or licensee affords reasonable grounds for belief that the applicant or licensee will not carry on the activity for which he is to be licensed or continue to be licensed in accordance with law and with integrity and honesty."

Evidence was submitted indicating that the appellant had a number of convictions under the Criminal Code of Canada.

Mr. Michael Wallace, Solicitor, introduced Mrs. Martina Cheshire who said that the convictions were gained when she was relatively young and was enduring emotional stress from an unhappy marital relationship. Mrs. Cheshire said that these circumstances lead to her problems, but she is now in a stable relationship and recently worked as a homemaker with the Red Cross and was making every effort to lead a productive life. She said that McIntosh Limousine was willing to employ her if the licence was granted.

VT-24(a)

- 2 -

December 11, 1984

On the evidence submitted, the Appeal Committee was of the opinion that the issue of a Mississauga Limousine Driver's Licence to the appellant would not be in the public interest at this time.

DECISION:

That a Mississauga Limousine Driver's Licence not be issued to Mrs. Martina Cheshire at this time.


REASON:

It has been admitted here today through Mr. Wallace's comments and through Mrs. Cheshire's record that there is a question as to her "integrity and honesty".

Since this Board is required under the provisions of By-law #697-84 to assume a tremendous responsibility for the protection of the public and their property, we feel that it is not in the public's interest to grant the appeal today based on the solid evidence which was before us.

It is, therefore, with regret that we uphold the Public Vehicle Licensing Manager's recommendation.


Councillor M. Marland (Chairman)


Councillor S. Mahoney


Councillor R. Skjarum

1107C/03C

REPORT 44-84

TO: Mayor and Members of Council

LADIES AND GENTLEMEN:

The General Committee of Council presents its forty-fourth report and recommends:

- 1759-84 That the report dated December 6, 1984 from the Commissioner of Recreation and Parks with respect to a request for a grant by the Rainbow Festival Board of Directors to be used towards the operation of the Rainbow Festival in 1985, be referred to the Special Council meeting scheduled to be held on December 20, 1984.

A.04.08.06
J.07.02.01
(04-1759-84)

- 1760-84 (a) That the presentation by St. Lawrence Cement Company at the General Committee meeting on December 12, 1984 on the possibility of burning refuse-derived fuels in kilns be received;
- (b) That further consideration by the City of the feasibility study prepared by St. Lawrence Cement Company be deferred until such time as the report by the Federal Government on incineration emissions is available.

F.08.07
(04-1760-84)

- 1761-84 (a) That the request by Mr. D. N. Shaw on behalf of his client Mr. G. Lucia to waive the condition to acquire additional property in order to proceed with proposed rezoning OZ/14/83, Giuseppe/Eleonora Lucia to permit a gas bar, used car sales and snack bar at 2359 Dundas Street West (north side of Dundas Street West, west side of Winston Churchill Boulevard), be denied;
- (b) That rezoning application OZ/14/83 proceed on the condition that access be provided from the subject property to proposed Ridgeway Drive.

OZ/14/83
(04-1761-84)

Page 2
December 12, 1984

1762-84 That a by-law be enacted to regulate a sign at the Toronto-Dominion Bank, 88 Lakeshore Road East.

L.09.04.01
(04-1762-84)

1763-84 That the following recommendation of the By-Law Committee at its meeting on December 6, 1984, be referred to the next regular meeting of Council scheduled to be held on December 17, 1984:

- (a) That the oral presentation by Mr. Paul Kelland of the Mobile Sign Association, to the By-Law Committee at its meeting on December 6, 1984, along with his letter dated December 4, 1984 regarding the leasing of mobile signs in the City of Mississauga, be received;
- (b) That a by-law be enacted to license persons carrying on the business of leasing mobile signs in the City of Mississauga.

L.09.03.01
(04-1763-84)

- 1764-84 (a) The the presentation by McCormick, Rankin and Associates regarding the proposed widening of Airport Road between Derry Road and American Drive be received;
- (b) That the Commissioner of Engineering & Works prepare a report to General Committee regarding the financial impact that the proposed sidewalks and upgrading of streetlighting along Airport Road between Derry Road and American Drive will have on the 1985 budget.

D.04.01
(04-1764-84)

1765-84 That the report dated November 30, 1984, from the City Solicitor, re Bill 134, the Regional Municipalities Amendment Act, be received.

A.02.04.01.
(04-1765-84)

1766-84 That the following recommendation be referred to the next regular meeting of the Administration and Finance Committee for further discussion:

- (a) That no present action be taken with respect to the reimbursement of the Arena Account and the Parkland Dedication Reserve Fund;
- (b) That further consideration be given to the question of financing and allocation of funds to replenish both the Parkland Dedication Reserve Fund and the Arena Component of the John Doe Levy Account in the General Municipal Development Reserve Fund when the Capital Budget for 1985-89 is under review.

A.00.02.01
A.00.03.01
(04-1766-84)

- 1767-84
- (a) That the Clerk's Department be authorized to dispose of Lots 27 and 28 on Plan 43M-515 pursuant to City policy and subject to the purchaser being bound to the subdivision regulations and requirements applicable to these lots;
 - (b) That Magic Meadows Limited continue to be entitled to reacquire Lots 27 and 28 on Plan 43M-515 on the same terms as set out in Schedule 'B' of the servicing agreement for Plan 43M-515, plus any additional costs incurred as a result of the disposal of the property until the City has accepted a satisfactory Agreement of Purchase and Sale with respect to the said lots.

B.06.515.02
(04-1767-84)

- 1768-84 That the Toronto Area Transit Operating Authority be advised that no further action will be taken with regard to the 2% cash in lieu of parkland dedication for the Penetang-Midland Coach Line building, Dixie GO Station as the land owner, GO Transit, being an agent of the Crown, is exempt from the provisions of Section 41 of the Ontario Planning Act (lands located at the northerly end of the Toronto Area Transit Operating Authority property located on the east side of Dixie Road, north of the Canadian Pacific Railway in the South Dixie Industrial District, Part of Lot 5, Conc. 1, North of Dundas Street).

L.03.03
(04-1768-84)

- 1769-84 That the sum of \$31,095.00 be accepted as the 5% cash payment in lieu of land dedication for park purposes with respect to Building Permit Application Code 3795, Steelcase Canada Limited (lands located on the east side of Bramalea Road, north of Derry Road East).

L.03.84043
(04-1769-84)

- 1770-84 That the sum of \$24,356.64 be accepted as the 2% cash payment in lieu of land dedication for park purposes with respect to Building Permit File No. 32542 M-84, 567302 Ontario Limited (lands located at the south-east corner of the intersection at Burnhamthorpe Road West and Central Parkway West, Part of Lots 7 and 8, Range 3 N.D.S.).

L.03.84044
(04-1770-84)

- 1771-84 That the sum of \$245,570.00 be accepted as the 2% cash payment in lieu of land dedication for park purposes with respect to The Erin Mills Development Corporation (lands located on the north side of Dundas Street West between Winston Churchill Boulevard and Highway 403, Part of Lot 4 and 5, R.P. 380 and Part of Lots 9, 14 and 21, Reg. Compiled Plan 1542).

B.02.81018
(04-1771-84)

- 1772-84 That the sum of \$259,227.00 be accepted as the 5% cash payment in lieu of land dedication for park purposes with respect to 473798 Ontario Limited (lands located in the West Malton Industrial District, bordered by Highway 401 to the south, Dixie Road to the west and the Toronto International Airport to the east).

B.02.81005
(04-1772-84)

- 1773-84 That the sum of \$85,125.00 be accepted as the 5% cash payment in lieu of land dedication for park purposes with respect to D.A. Gardner (In Trust) (lands located on the west side of Hammond Road, extending from the south side of Dundas Street West ending at the east side of Erin Mills Parkway, Part of Lots 7, 8 and 9, R.P. 396).

B.02.78010
(04-1773-84)

- 1774-84 That the sum of \$1,600.00 be refunded to Mr. S. Meloche, with respect to Building Permit Application 69757 R-84, Estate of Ann J. Phillips (lands located on the west side of Edgeleigh Avenue, north of Gardner Avenue in the Dixie Shorefront Residential District).

L.03.03
B.08.83109
(04-1774-84)

- 1775-84 That a by-law be enacted to authorize the execution of an application to delete a temporary working easement dated December 17, 1984, registered as Instrument No. 487097, to facilitate the construction of the Mary Fix Creek enclosure (lands located at the corner of Dunbar Road and Argyle Road, described as Parts 3 and 4 on Plan 43R-10718).

E.02.02.01
(04-1775-84)

- 1776-84 That a by-law be enacted authorizing execution of the Licence Agreement between Ontario Hydro and the City to accommodate parking for the Lorne Park Library at a rental rate of \$409.00 per annum (lands located east of Clarkson Road North, south of Truscott Drive, described as Part of Lot 26, Conc. 2 S.D.S.).

E.04.03.05.19
(04-1776-84)

- 1777-84 That the report dated November 9, 1984 from the City Clerk with respect to the current status of the Kariya City Twinning Program, be received.

A.04.12
(04-1777-84)

- 1778-84 That the minutes of the Business Development Advisory Board meeting on November 27, 1984, be received.

B.09.01
(04-1778-84)

- 1779-84 (a) That the Commissioner of Recreation and Parks be permitted to authorize security reductions/releases for securities taken for landscape works through the site plan process; and
- (b) That where problems are foreseen within a project prior to security releases, staff of the Recreation and Parks Department continue to involve the Ward Councillor as part of the standard practice.

A.00.02.01
C.01.03
(04-1779-84)

- 1780-84 (a) That a by-law be enacted authorizing the execution of the agreement between the Mississauga Hockey League and the City regarding the use of ice surfaces within City facilities;
- (b) That the agreement be reviewed on an annual basis, prior to the start of the Mississauga Hockey League's operating season.

I.08.01
(04-1780-84)

- 1781-84 (a) That the Statement of Expenses under Section 13 of the Weed Control Act, R.S.O. 1980, Chapter 30 as set out in Schedule 'A' to the report dated December 4, 1984 from the City Treasurer and Commissioner of Recreation and Parks be approved;
- (b) That the amount paid out of the general funds of the municipality for this purpose be added on the collector's rolls against the land concerned and collected in a like-manner as taxes under the Municipal Act.

I.03.03
(04-1781-84)

- 1782-84 That a by-law be enacted to regulate the installation of foundation drain laterals.

F.03.03
(04-1782-84)

1783-84 That the Mississauga Canoe Club be given permission to continue the use of a boat storage trailer for a period of two years (located on the west bank of the Credit River, north of the Lakeshore Road) provided the trailer installation meets the following conditions:

- (a) The electrical services are approved by Ontario Hydro;
- (b) Fire protection is to the satisfaction of the City Fire Department;
- (c) Safety measures for the public in and around the trailer are to the satisfaction of the Commissioner of Building, Zoning and Licensing.

L.01.06
(04-1783-84)

- 1784-84 (a) That Mr. G. Joubert be notified in writing that his position as a member of the Public Vehicle Authority will be declared vacant effective January 1, 1985 because of his failure to attend Authority meetings since his election in June, 1984;
- (b) That the Airport Taxicab Association be approached to nominate a replacement from their membership to fill the position declared vacant on the Public Vehicle Authority for the remainder of the term expiring June 30, 1985;
- (c) That Mrs. R. Chopra be notified in writing that her position as a member of the Public Vehicle Authority will be declared vacant effective January 1, 1985 because of her failure to attend Authority meetings since June, 1984 and further that the City advertise for a replacement to fill the position on the Public Vehicle Authority vacated by Mrs. R. Chopra for the remainder of the term expiring November 30, 1985.

A.03.04.01
(04-1784-84)

1785-84 That the Commissioner of Engineering and Works be authorized to supply and install the grate on the ditch intake structure on the west side of Turney Drive north of Rayshaw Crescent in the Sheridan Mills Subdivision, Donlee Holdings Limited, Plan 43M-445, at an estimated cost of \$2,700.00 and that the City Treasurer be authorized to draw on the developer's Letter of Credit to defray the costs incurred by the City (lands located east of Erin Mills Parkway, south of Britannia Road West).

B.06.445.02
(04-1785-84)

- 1786-84 (a) That a by-law be enacted authorizing execution of the Lot Grading and Drainage Agreement between the City, Sorrento Developments Limited and G. Maida waiving the requirement for a final grading certificate for Lot 26, Plan 43M-454;
- (b) That the City Solicitor be directed to register this agreement on the title of Lot 26, known as 1512 Grazia Court (lands located north of Rathburn Road East, east of Dixie Road.)

B.06.454.02
(04-1786-84)

- 1787-84 (a) That notwithstanding the requirements of the Engineering Agreement for Erin Mills - Meadowvale West - Neighbourhood 311E, Plan 43M-409, Cadillac Fairview Corporation Limited be advised that the earth berms be deleted in the rear yards of Lots 78L to 81L inclusive and that a 2.0 metre Evercrete acoustical wall be constructed 0.3 metres inside the rear property line of Lots 78L to 81L inclusive (lands located south of Derry Road West, west of Winston Churchill Boulevard);
- (b) That a by-law be enacted authorizing execution of the agreements between the following owners and the City for Plan 43M-409, Erin Mills - Meadowvale West - Neighbourhood 311E:
- Lot 78L - David Ardito and Darlene Ardito
Lot 79R - Norton Edgar Andrews and Martine Mireille Andrews
Lot 79L - Ronald George McKay and Charlotte Alice McKay
Lot 80R - Michael Fraser Browne and Lena Difiore
Lot 80L - John David Einarson and Carolyn Joan Einarson
Lot 81R - John L. Molnar and Beryl H. Molnar
Lot 81L - William Michael Graham and Debra Elizabeth Graham;
- (c) That the City Solicitor be directed to register these agreements on the titles of Lots 78L to 81L inclusive, Plan 43M-409.
- (d) That the Commissioner of Engineering and Works prepare a further report on Lots 82R and 82L, Plan 43M-409 with respect to the deletion of the earth berms in the rear yards.

B.06.409.02
(04-1787-84)

- 1788-84 (a) That the following organizations be granted Municipal bingo lottery licenses for 1985, subject to the usual requirements:

<u>Organization</u>	<u>Night</u>	<u>Location</u>	<u>Frequency</u>
Our Lady of the Airways Church	Sunday	International Centre	Weekly
St. Mary's Ukrainian Catholic Church	Sunday	St. Mary's Parish Hall	Weekly
Park Royal Community Association	Wednesday	Park Royal Community Centre	Weekly

- (b) That the Lottery License Branch of the Ministry of Consumer and Commercial Relations be advised that the City has no objection to the issuance of Provincial bingo lottery licenses for 1985 to the following organizations:

<u>Organization</u>	<u>Night</u>	<u>Location</u>	<u>Frequency</u>
Circle Lodge B'Nai B'rith	Monday	International Centre	Bi-Weekly
Haifa Chapter of Hadassah	Monday	International Centre	Bi-Weekly
Lithuanian Martyrs Church	Monday	St. John's Hall 2185 Stavebank Road	Weekly
Our Lady of the Airways Church	Tuesday	International Centre	Weekly
Adam Sholom Synagogue	Wednesday	International Centre	Weekly
Solel Congregation of Mississauga	Thursday	International Centre	Weekly
Lithuanian Martyrs Church	Friday	St. John's Hall 2185 Stavebank Road	Weekly
St. Basil College School	Friday & Saturday	International Centre	Every other Fri.&Sat.
St. Demetrius Church	Friday & Saturday	International Centre	Every other Fri.&Sat.

L.02.02
(04-1788-84)

- 1789-84 That a by-law be enacted to amend the Adult Entertainment By-law 572-79 to clarify the means of measuring the minimum distance that an adult entertainment parlour must be from a Residential Zone.

L.02.05
(04-1789-84)

- 1790-84 That the Conditions of Draft Approval dated December 11, 1984 and the Consolidated Report dated December 6, 1984, for proposed plan of subdivision T-83002, Airport Corporate Inc. (lands located on the north side of Eglinton Avenue East, west side of Fifth Line East, south of Highway 401, Part of Lots 1, 2 and 3, Conc. 5, E.H.S.) be approved subject to the following revisions:

Section A - Planning

Item 15(c) to be deleted.

Section B - Financial

Item 1(a) to be amended to read:

- (a) Financial contributions to the City at current levy rates, in accordance with Resolution 737-81 passed by Council on December 23, 1981:
- (i) for industrial/commercial lands, a development levy of \$17,193.43 per gross hectare for major road improvements is required in accordance with General Committee Recommendation 658-83 adopted by Council on May 24, 1983;
 - (ii) for industrial/commercial lands, a development levy of \$7,144.83 per gross hectare for major watercourse improvements is required in accordance with General Committee Recommendation 658-83 adopted by Council on May 24, 1983;
 - (iii) for industrial/commercial lands, a development levy of \$869.15 per gross hectare for fire service improvements is required in accordance with General Committee Recommendation 658-83 adopted by Council on May 24, 1983.

T-83002
(04-1790-84)

- 1791-84 (a) That the oral presentation by Dr. T. Blackmore, 6680 Barrisdale Drive, Mississauga, to the Traffic Safety Council at its meeting on November 28, 1984 regarding the use of pathways for school children in the Meadowvale area, be received;

- (b) That the oral presentation by Mrs. B. Josephson, 6186 Fullerton Crescent, Mississauga, to the Traffic Safety Council at its meeting on November 28, 1984 regarding the use of pathways for school children in the Meadowvale area, be received;
- (c) That the Traffic Safety Council Sub-Committee be requested to inspect the pathways between Britannia Road and Derry Road West to observe if there are any safety hazards which might endanger the safety of children using those paths to school;
- (d) That a study be undertaken relating to the safety of pathways in new developments in the City of Mississauga, such as Meadowvale, and further, that the Study be co-ordinated by the Commissioner of Planning and address the concerns from the perspective of the Planning Department, the Recreation and Parks Department and the two School Boards.

F.06.03.01
(19-86-84)

- 1792-84 That By-law 528-84, being a by-law to establish a City of Mississauga Traffic Safety Council and to provide for an Advisory Board and to establish the Terms of Reference for the City of Mississauga Traffic Safety Council, be amended in Section 5 of the said by-law by deleting the word "other" in line 7 of that section and instituting therefor the word "related" so that Section 5 reads as follows:

"The Traffic Safety Council may consider matters relating to the safety of pedestrians and their movement throughout the City of Mississauga and shall, wherever the situation warrants it, make particular recommendations to the Council of the City of Mississauga which are designed and intended to protect pedestrians from the dangers of vehicular traffic or related hazards."

A.03.04.05.01
(19-87-84)

- 1793-84 (a) That the memorandum dated November 7, 1984 from Mr. W. P. Taylor, Commissioner of Engineering and Works, regarding a letter received by Councillor R. Skjarum from Mrs. Renshaw, 4100 Ponytrail Drive, Apt. 202 and Mrs. John, 4100 Ponytrail Drive, Apt. 407, expressing their concern about school children crossing Bough Beeches Boulevard at Ponytrail Drive, be received;
- (b) That the Site Inspection Sub-Committee of the Traffic Safety Council be requested to inspect the intersection of Ponytrail Drive and Bough Beeches Boulevard to determine what safety features are required at that location.

F.06.03.02
(19-88-84)

- 1794-84 (a) That the memorandum dated November 7, 1984 from Mr. J. V. Falke, Director of Engineering Planning, regarding a request received by the Engineering Department from Mrs. V. Duetschmann, 1498 Skyline Drive, Mississauga, for the installation of a crossing guard at Park Royale Boulevard and Rometown Drive due to the frequency of vehicle/pedestrian conflicts, be received;
- (b) That the Site Inspection Sub-Committee of the Traffic Safety Council be requested to inspect the intersection of Park Royale Boulevard and Rometown Drive to determine what safety features are required at that location.

F.06.03.02
(19-89-84)

- 1795-84 (a) That the memorandum dated October 31, 1984 from Mr. J. W. Thomas, Traffic Engineer, along with a copy of a memorandum dated October 10, 1984 from Councillor R. Skjarum, regarding the proposed deletion of sidewalks in the York Hannover Subdivision located north of Burnhamthorpe Road East and west of Ponytrail Drive, be received;
- (b) That the Site Inspection Sub-Committee of the Traffic Safety Council be requested to inspect York Hannover Subdivision located north of Burnhamthorpe Road East and west of Ponytrail Drive to determine if the sidewalks in that location could be deleted as requested by area residents.

B.06.459.02
F.06.03.03
(19-90-84)

- 1796-84 That the Site Inspection Sub-Committee of the Traffic Safety Council be requested to inspect the intersection at Longo Circle and Darcel Avenue to determine what safety features are required in that area.

F.06.03.02
(19-91-84)

- 1797-84 That the copy of the letter dated September 7, 1984 from Carole Hammersen, Heather Boosamra, Mary Lynn Haslan and Sue Harris, addressed to Mrs. B. Gates, Peel Board of Education, requesting a change in the route of school bus M78 going to Sheridan Park Public School, be received.

F.06.03.01
(19-92-84)

- 1798-84 (a) That the letter dated October 25, 1984 from Mr. L. Baswick, Principal of McBride Junior Public School, 974 McBride Avenue, regarding safety features on McBride Avenue, be received;
- (b) That a crossing guard not be stationed at the intersection of McBride Avenue and Grechen Road as warrants are not met;
- (c) That the Peel Regional Police be requested to monitor the speed of traffic along McBride Avenue in the vicinity of McBride Junior Public School, particularly during the afternoon school rush hour of 3:00 p.m. and 4:00 p.m.

F.06.03.02
(19-93-84)

- 1799-84 (a) That "NO STOPPING" signs be installed on Beverley Street at appropriate distances adjacent to the present pathway near Our Lady of the Airways School;
- (b) That the Principal of Our Lady of the Airways School be requested to advise parents in writing to "pick-up" and "drop-off" children in the parking lot of the school rather than on Beverley Street;
- (c) That the Principal be encouraged to institute a school patroller system at the school and further, that the Peel Regional Police be requested to assist with the implementation of the patrol system;
- (d) That the school crossing signs at the east end of Beverley Street, adjacent to Airport Road, be removed since that pathway is no longer used by children as a walking route to school;
- (e) That the Commissioner of Engineering and Works be requested to prepare a report addressing the proposal by the Traffic Safety Council that a sidewalk be installed on the east side of York Street between Beverley Street and Scarboro Street.

F.06.03.02
(19-94-84)

- 1800-84 That the Commissioner of Engineering and Works be requested to undertake the necessary studies to determine if warrants are met for traffic signals at Battleford Road and Edenwood Drive.

F.06.03.02
(19-95-84)

Page 14
December 12, 1984

- 1801-84 That the Site Inspection Sub-Committee of the Traffic Safety Council be requested to inspect the intersection of Shelter Bay Road and Glen Erin Drive, to determine what safety features are required in that area.

F.06.03.02
(19-96-84)

- 1802-84 That a crossing guard not be stationed at Marigold Crescent and Folkway Drive as warrants are not met.

F.06.03.02
(19-97-84)

- 1803-84 That the Summary of Unfinished Business relating to the Traffic Safety Council as of November 23, 1984, be received.

A.03.04.05
(19-97-84)

- 1804-84 That the report dated October 22, 1984 from Mr. L. W. Stewart, City Solicitor, outlining the procedure used by the Liquor Licence Board for processing applications for liquor licences, be received.

L.02.01
(37-55-84)

- 1805-84 That the letter dated October 3, 1984 from Mr. A. Franks, Commissioner of Building, addressed to certain residents of Ward 8, requesting their co-operation in ensuring the prohibition of mini-bikes on private lands and on City streets, be received.

L.07.01
(37-56-84)

- 1806-84 That the copy of the memorandum dated November 7, 1984 from Councillor D. Culham, regarding the sale of adult books and magazines in the stores, along with a copy of the article which appeared in the Toronto Star on November 1, 1984, entitled "Court Quashes Metro's Adult Book By-law", be received.

L.02.07
(37-57-84)

- 1807-84 That the Summary of Unfinished Business relating to the By-law Committee as of December 6, 1984, be received.

A.03.04.08
(37-58-84)

REPORT NO. 9-84

TO: The General Committee of the City of Mississauga.

LADIES AND GENTLEMEN:

The Administration and Finance Committee presents its ninth report and recommends:

- 55-84 (a) That the report from the City Treasurer dated November 26th, 1984, attaching a copy of a letter from the Commissioner of Social Services for the Region of Peel dated November 20, 1984, on the various financial assistance plans available to senior citizens in the City of Mississauga, be received.
- (b) That the City Treasurer prepare a report for the consideration of the Administration and Finance Committee on a programme allegedly followed by the City of Vancouver whereby senior citizens may apply to have payment of their municipal property taxes deferred and charged against their estates.

J.06.02.01
(24-55-84)

- 56-84 (a) That the concept of a comprehensive Records Management Program for the City of Mississauga, be endorsed.
- (b) That the position of Records Manager be established in the Clerk's Department and that the necessary steps be taken to fill the position.
- (c) That the following Purpose and Objectives for a Records Management Program, be adopted:

Purpose

To ensure that City of Mississauga records are appropriately retained; economically stored and properly disposed of after they are no longer required.

Objectives

- (i) Review and revise existing retention schedule
- (ii) Provide economical storage of inactive records
Plan records centre set-up in new City Hall and plan and implement move to same
- (iii) Establish policies and procedures for records management
Create records management manual for use by all departments.
- (iv) Identify and protect vital records
- (v) Establish micrographic systems for appropriate records

December 11, 1984

- (d) That a Records Committee, consisting of the following persons, be established, meetings to be called at the discretion of the City Clerk:
- (i) City Clerk - Chairman
 - (ii) Representative from City Solicitor's office
 - (iii) City Treasurer
 - (iv) Records Manager - Secretary/Committee Co-ordinator

A.01.09
(24-56-84)

- 57-84 (a) That the City of Mississauga engage the services of an Executive Search firm to carry out interviews and recommend a minimum of three and a maximum of five potential candidates to fill the position of City Manager; the choice of said Executive Search firm to be recommended by the Administration and Finance Committee to Council from a short list of three such firms to be provided jointly by the City Manager and the Director of Personnel.
- (b) That submissions for the position of City Manager be sought through the posting of the position internally and advertising the position externally simultaneously.
- (c) That the recommendations from the Executive Search firm be received by the City of Mississauga on or before March 1, 1985.
- (d) That the Job Description attached to the report from the City Manager addressed to the Mayor and Members of Council dated December 5, 1984, be adopted as a basis for the search.
- (e) That consideration be given to the City Manager's position being awarded on a contract basis.
- (f) That the final selection of the person to fill the position of City Manager for the City of Mississauga be made, In Camera, by Council as Committee of the Whole.

H.01.01
(24-57-84)

EXCERPT FROM THE DECEMBER 11, 1984 PLANNING COMMITTEE MINUTES

ITEM 2 ADDITIONAL ITEM

On a motion by Councillor Marland, the Committee agreed to consider the following additional item:

OZ/26/83 Maywelle Properties Limited

The Ward Councillor, M. Marland, explained that an O.M.B hearing is scheduled for January 7, 1985 to consider an objection by Maywelle Properties Ltd. to By-law 480-84 which rezones lands to permit a shopping centre on the north side of Lakeshore Road West, west of Clarkson Road under file OZ/47/83, generally known as the Sprackman or Landawn proposal. Maywelle Properties Limited propose to develop lands north of Royal Windsor Drive, west of Southdown Road and are concerned that approval of By-law 480-84 could adversely impact on the development potential of their lands.

Councillor Marland advised that negotiations had been ongoing for months among the Ward Councillor, Commissioner of Planning and representatives of Maywelle and Landawn but that no agreement had been reached. Finally, the Commissioner requested that Maywelle put in writing their proposed uses in order that he may respond in writing. The November 2, 1984 letter from Mr. R. Webb, solicitor for Maywelle Properties, and the Commissioner's response dated November 15, 1984 were distributed for the Committee's consideration.

Mr. R. Webb requested that the Committee recommend to Council the permitted uses include all of the items listed in the November 15, 1984 letter from the Commissioner of Planning without any exceptions. He stressed that Item (e) Variety and Convenience, is an essential permitted use, and that his client accepts the qualifications with respect to Items (k) Discount Commercial and (l) Retail Warehousing. He explained that the businessmen of the Clarkson Village Business Improvement Area have no objection to the above request.

Concern was expressed regarding the Committee's ability to deal with this item when there was no detailed Planning Staff report for the Committee's consideration.

After further discussion, Mr. Webb advised that his client would be willing to drop his request for inclusion of Item (m) Department Store.

Mr. J. Calvert, Planning Department Consultant, who attended numerous meetings with the Ward Councillor and Messrs. Edmunds, Poulton and Sprackman was asked to comment. He responded that he saw no reason to change the staff position as expressed in Mr. Edmunds' letter. This matter had been discussed at length and the Department's position had been clearly explained to Maywelle. The original Maywelle application was for a neighbourhood commercial shopping centre. After discussion with Planning Staff this was amended to a mixed industrial commercial use with some form of retail. However, it was the Planning Department's position that certain key uses should not be permitted, e.g. food store, drug store, variety and convenience store. This is consistent with the Department's position with respect to applications for this type of uses in the immediate industrial area. It was considered that such commercial uses should be restricted to the Clarkson Village area.

See I-13

Mr. Biss, on behalf of the Clarkson Village Business Improvement Area, was prepared to support Maywelle's request if it would expedite withdrawal of their objection to the O.M.B. The businessmen would support the convenience/variety use with some reservations if this would lead to a quick resolution of the matter and avoid an expensive and lengthy O.M.B. hearing. He stressed that the Landawn development was important and efforts should be made to expedite it.

Mr. Sprackman informed the Committee that he is ready to build the Clarkson Village Shopping Centre which would contain a major food store, a convenience store and a drug store. The lengthy delay has been costly for him, and he had asked that the Maywelle request be considered by the Committee in the hope of avoiding an O.M.B. hearing. Construction on the shopping centre can begin in a week once the objection to the O.M.B. is withdrawn.

Mr. Clarkson advised that he had attended numerous public input meetings over the years on behalf of the C.S.M.C.A. in the Clarkson commercial area. In the early meetings concerning the Maywelle and Landawn projects, the implications of the Maywelle proposal were not clearly defined other than there would be a major food store and a proposal for some retail commercial. From the beginning C.S.M.C.A. has expressed its desire to preserve the integrity of the Clarkson Village as a commercial area and the efforts of staff over the years have been in that direction. He questioned the appropriateness of the commercial component of the Maywelle proposal that was never resolved, i.e. how much retail commercial would be appropriate for that location. He asked staff whether the proposed uses would disrupt or harm the integrity of the Clarkson commercial area.

Mr. Calvert responded that the intent was to allow certain uses on the Maywelle property which would complement rather than compete with the Clarkson Village Commercial Area to protect existing retail commercial component, and to allow development which would act as a second or third anchor to keep shoppers in the area. The proposed variety/convenience use is not acceptable because it would be contrary to the policies which have been adhered to in the past for development in the area. He pointed out that it is conceivable that a variety/convenience store as large as 20,000 sq.ft. could be proposed for the Maywelle site which would have a negative impact on the existing and planned commercial use in Clarkson Village. Staff support mixed industrial uses for the Maywelle lands rather than another shopping centre. A variety or convenience store is the key to a full shopping centre and should not be included.

Mr. Clarkson expressed the C.S.M.C.A.'s confidence in planning staff and was prepared to only approve the uses supported by the Commissioner.

Mr. Webb assured the Committee that it was envisioned the combined convenience/variety use would be approximately 6,000 sq.ft. in size. Mr. Calvert explained that the staff objection would remain unchanged. Mr. Biss advised that the Clarkson Village Business Improvement Area would have no objection to a 6,000 sq.ft. convenience/variety store.

Councillor Marland expressed her dilemma in bringing this matter before the Committee. She is caught between her desire to avoid a costly and lengthy O.M.B. hearing and expediting the Landawn development, and trying to adhere to strong planning principles. She sought assurance from Maywelle that if the Committee agreed to all the uses requested with the exception of (m) Department Store that the objection to the Landawn development would be withdrawn forthwith. As a compromise she suggested that the variety/convenience store be limited to 3,000 sq.ft. She felt this would not have a significant negative impact on existing businesses in the area.

Mr. Webb assured the Committee that he has received instructions from his client to withdraw the objection the following day if the Committee agrees to Maywelle's proposed uses. His client is aware that he would be withdrawing his objection prior to formal approval by Council of the Planning Committee's recommendation.

A member was concerned that it appeared the Planning Department was trying to protect businessmen who are willing to accept competition from the proposed 6,000 sq.ft. convenience/variety store. Mr. Calvert reiterated staff's concern that the uses requested by Maywelle could evolve into a commercial centre. He stressed again that certain uses are crucial to a commercial centre, a variety store being one of them. He advised that a businessman he has been in contact with was strongly opposed to the retail commercial uses proposed by Maywelle. This businessman is not within the B.I.A. represented by Mr. Biss.

Mr. Webb advised that his client considered the convenience/variety store at that particular location to be ideal because of its proximity to the GO station. With respect to the reduced size he conferred with his client and advised of his client's willingness to accept the reduction provided the Committee's recommendation would be forwarded to the December 17, 1984 Council for consideration.

RECOMMENDATION: Moved by Mr. Kilner

That the letter dated November 15, 1984 from the Commissioner of Planning to Mr. Ronald K. Webb setting out acceptable uses for the lands north of Royal Windsor Drive, west of Southdown Road under File OZ/26/83, Maywelle Properties Limited, be endorsed save and except item "(e) Variety and Convenience - No"; and

That favourable consideration be given to the inclusion of a convenience or variety store not to exceed 3000 sq.ft. at this location when the planning staff report on the proposed rezoning is brought forward for consideration at a public hearing; and

That all of the foregoing be subject to submission of a letter to the Ontario Municipal Board from Maywelle Properties Limited on December 12, 1984 withdrawing their objection to By-law 480-84; and further

That the Planning Committee recommendation on this matter be forwarded to City Council for consideration on December 17, 1984.

November 15, 1984

Mr. Ronald K. Webb
Davis, Webb
41 George St. South
Brampton
Ontario
L6Y 2E1

Dear Mr. Webb,

Re: Maywelle Properties Limited
Southdown Road and Royal Windsor Drive

This is in response to your November 2, 1984 letter. My apologies for the lateness of my response.

The headings below are in the same order as in your letter:

- | | |
|---|--|
| (a) <u>Home Furnishings</u> | Yes |
| (b) <u>Personal Service</u> | Yes |
| (c) <u>Highway Commercial</u> | Yes, if in accordance with the uses defined in the Official Plan. |
| (d) <u>Office (professional or otherwise)</u> | Yes |
| (e) <u>Variety and Convenience</u> | No |
| (f) <u>Trust Company, Bank or similar facility</u> | Yes |
| (g) <u>Restaurant, including full service, convenience, and fast food</u> | Yes. Ideally, these uses should be part of a large building accommodating other uses and not in free-standing buildings. |
| (h) <u>Ice-Cream Parlour</u> | Yes |
| (i) <u>Art Gallery, including frames and posters</u> | Yes |
| (j) <u>Bicycle Sales and Repairs</u> | Yes |

...../2

Mr. R. Webb

- 2 -

November 15, 1984

- (k) Discount Commercial and
(l) Retail Warehousing

While I recognize the need to accommodate the new wave of merchandizing goods, I do not think these two categories should be left wide open in terms of City interests. An attempt should be made to define the uses that are mutually acceptable, not including food and drugs.

- (m) Department Store

No

Recognizing the recent planning activities that have occurred with respect to your client's lands and other lands in the area, and the uncertainty of your client regarding the form of the proposed development, I am prepared to report to the Planning Committee after we have resolved the outstanding land uses, the approval of a rezoning by-law, leaving the site plan process to take place later. I have not had the opportunity to determine whether Councillor Marland will agree to that process.

Finally, I take this opportunity to remind you that the City expects the development of your client's lands to demonstrate a high standard of design and building, because of the site's visual prominence and proximity to the Clarkson Business District.

Yours truly,

R. G. B. Edmunds
Commissioner of Planning

DAVIS, WEBB
BARRISTERS AND SOLICITORS

41 GEORGE ST. SOUTH

BRAMPTON, ONTARIO
L6Y 2E1

RONALD K. WEBB, Q.C.
THOMAS M. DUNN, Q.C.
CHRISTIAN G. SCHULTE, Q.C.
BRUCE W. THIRLEY, B.A., LL.B.
J. DAVID OSTLER, B.A., LL.B.
JAMES R. INGLIS, B.S.A., LL.B.
NEIL G. DAVIS, B.A., LL.B.

A. GRENVILLE DAVIS, Q.C.
(1916-1973)

TELEPHONES

BRAMPTON 451-8714
TORONTO
AREA CODE 416

November 2, 1984.

DELIVERED

Mr. R. G. B. Edmunds,
Commissioner of Planning,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
LSB 1M2

Dear Sir:

Re: Maywelle Properties Limited
Southdown Road and Royal Windsor Drive

Further to our recent telephone conversation, this is to confirm that the revised list of uses sought by our client as of this date is as follows:

- a) home furnishings
- b) personal service
- c) highway commercial
- d) office (professional or otherwise)
- e) variety and convenience
- f) trust company, bank or similar facility
- g) restaurant, including full service, convenience and fast food
- h) ice cream parlour
- i) art gallery, including frames and posters
- j) bicycle sales and repairs
- k) discount commercial
- l) retail warehousing
- m) department store

We would be obliged if you would expedite the official plan amendment and restricted area by-law application now pending in this matter.

Yours truly,
DAVIS, WEBB,

Ronald K. Webb
Ronald K. Webb, Q.C.

RKW:ht
c.c. Mr. S. Poulton



City of Mississauga

MEMORANDUM

UB-1

To H. MCCALLION, MAYOR, AND MEMBERS OF From IAN W. SCOTT, COMMISSIONER
Dept. CITY OF MISSISSAUGA COUNCIL Dept. RECREATION & PARKS DEPARTMENT

10586

C.A. DATE DEC 10 1984

C-01-03

December 5, 1984

C.A. DATE DEC 17 1984

SUBJECT:

Agreement for Streetscape Improvements for
114055 Canada Limited
(Formerly Herron Chevrolet Oldsmobile Limited)
1525 Dundas Street East
Part of Lots 4 and 5, Conc. 1, N.D.S.

ORIGIN:

Recreation and Parks Department

COMMENTS:

As a condition of site plan approval for the above noted project, the applicant has agreed to do streetscape improvements on municipal lands in the boulevard abutting this property.

Due to the uncertain length of time it will take for approval of the works on municipal lands, by the Public Utilities Co-ordinating Committee landscape approval of the streetscape improvements has been deferred at this time. All other landscape aspects within of the site were approved on November 20, 1984.

To expedite the issuance of the building permits we requested the applicant to enter into an agreement with the City supported by a Letter of Credit in the amount of \$7,000.00 which equals 100% of the cost of the streetscape improvements. This is to ensure the works will be done.

The applicant has signed and submitted the agreement as prepared by the City's Legal Department for signature by the Mayor, Clerk and Execution of the By-law.

RECOMMENDATION:

That the City enter into agreement with

114055 Canada Limited
1525 Dundas Street East
Mississauga, Ontario
L4X 1L5

for streetscape improvements at 1525 Dundas Street East and that the necessary By-law be enacted.

Approved by:
City Manager

Ian W. Scott, Commissioner,
Recreation and Parks Department

Doc 7890r/0345R

c.c. E. M. Halliday, City Manager

Attachment



4B-2

City of Mississauga MEMORANDUM

To: GENERAL COMMITTEE OF COUNCIL
Dept.:

From: Terence L. Julian
City Clerk
Dept.:

DEC 17 1984

November 16, 1984

G.C. DATE DEC 5 1984

LADIES & GENTLEMEN:

SUBJECT: Sale of City-owned land to Landawn Shopping Centres Limited, Clarkson Firehall site, File: J.05.83201.

ORIGIN: Clerk's Department.

COMMENTS: Council, at its meeting on November 2, 1983, passed Resolution #678-83 authorizing the Clerk's Department to negotiate the sale of the firehall site acquired from Pomocon Limited and Pomax Developments Limited to Landawn Shopping Centres Limited, on the condition that a suitable alternative site for a firehall in the Clarkson area could be acquired. The subject lands are located on the north side of Lakeshore Road West, approximately 885 feet (270 m) west of Clarkson Road and are legally described as Part of Lot 29, Concession 2 S.D.S., designated as Part 2 on Reference Plan 43R-4543.

The Clerk's Department subsequently negotiated an agreement of Purchase and Sale for an alternative site at the corner of Lushes Avenue and Lakeshore Road West and the transaction closed on June 29, 1984.

The minimum purchase price that Landawn Shopping Centres Limited agreed to pay equalled the cost of the City's acquisition of the land, legal fees, land transfer tax, interest on the City's money from the time of purchase to the date of closing, plus staff time. As at November 1, 1984, the purchase price would have been \$215,685, with interest payable at the rate of \$53.00 per day from November 1, 1984 to the actual date of closing. The Legal Department has prepared the deed of conveyance accordingly.

RECOMMENDATION:

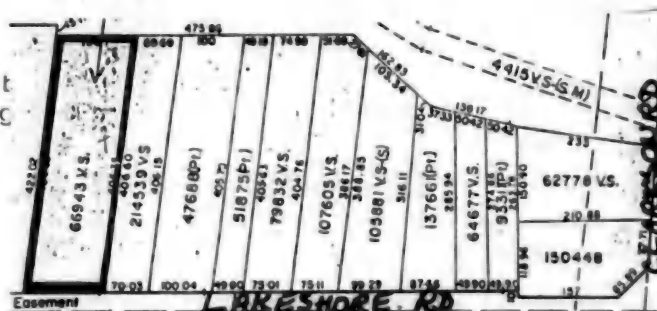
That a By-law be enacted authorizing the execution of the deed conveying part of Lot 29, Concession 2 S.D.S., designated as part 2 on Reference Plan 43R-4543, from the City to Landawn Shopping Centres Limited.

RK
CM/aw
Encl.

Terence L. Julian

Terence L. Julian, A.M.C.T., C.M.C.
City Clerk

Approved by
City Manager



4B-3

THE CANADIAN MOBILE SIGN ASSOCIATION

December 4, 1984

By-Law Committee
The Corporation of the
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

G.C. DATE DEC 12 1984

C.A. DATE DEC 17 1984

Re: Mobile Sign Licensing Criteria

Sir or Madam:

A meeting of the Canadian Mobile Sign Association of Canada was held to discuss the criteria to be used to enact a licensing bill for Mobile Sign Leasing Companies. The following are suggestions from that meeting.

- 1) Prohibition - A) Mobile Signs be prohibited in residential zones.
- 2) Permitted Mobile Signs - A) Mobile Signs to be permitted within areas zoned and having a land use as follows:
 - 1) Lands classified as Convenience Centre use
 - 2) Lands classified as Neighbourhood Centre
 - 3) Lands classified as District Centre
 - 4) Lands classified as Regional Centre
 - 5) Lands classified as General Retail Establishment & Personal Service Shop
 - 6) Lands classified as Industrial Plazas with related retail occupancy
 - 7) Lands used for hotel, office, motel, cinemas & theatres
 - 8) Vacant land with landlords permission
 - 9) Land that is used for individual free-standing restaurant, free-standing drive-in restaurant, free-standing take-out restaurant
 - 10) Lands used for motor vehicle dealership

1035 North Service Road East, Oakville, Ontario L6H 1A6

1(416) 844-7772 Hamilton 1(416) 388-5443

4153

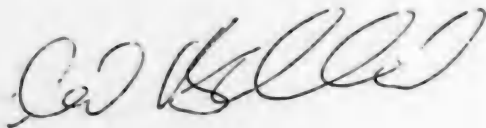
Guidelines to be used for permitted Mobile Signs shall be as follows:

- A) Mobile Signs to be limited to ten (10) individual two (2) week periods annually with no less than one (1) week between each period.
- B) To be located on private property only-- unless given permission by Council.
- C) Not to be placed closer than 30 meters from one another.
- D) No closer than 15 meters from an intersection and not to be placed in the daylight triangle.
- E) Not to interfere with vehicular or pedestrian traffic.
- F) No closer than 25 meters from residential zone.
- G) No flashing lights permitted.
- H) Signs to be placed on grade level.
- I) Maximum size to be no greater than nine (9) square meters.
- J) Each Mobile Sign to have:
 - 1) engineers drawings to prove independant building code compliance.
 - 2) hydro inspection
- K) Mobile Signs to be well maintained.
- L) Each Mobile Sign must have, operators name and phone number clearly identified.
- M) Each Mobile Sign should have a license, to show it has passed appropriate standards.

We would also like to see the definition of Mobile Sign changed to : " Mobile Sign"(s) are comprised of platforms with wheels, which can be towed, much like a trailer, behind a car or truck, with the sign portion of the apparatus built on top of the platform. Customers generally lease a mobile sign for a number of weeks or months. The customer is provided with a box of letters and a blank sign, he or she then creates the message and may change it at will. This does not include portable and relocatable signs and 'A-Board' signs or signs attached to a vehicle where the principal use of the vehicle is the transportation of people, goods and other materials.

UB-3-h

We, as an Association feel the above points should take care any complaints or problems. I cannot stress too strongly, that licensing both the operators as well as each mobile unit will ensure co-operation of the operators as well assure good quality equipment and maintenance.

A handwritten signature in dark ink, appearing to read 'Paul Kelland', written in a cursive style.

Paul Kelland
Legislation Chairman.

4B-3-C



BY-LAW NUMBER.....

A by-law for licensing, regulating and governing persons who carry on the business of leasing mobile signs

WHEREAS Section 210 paragraph 144 c of the Municipal Act, S.O. 1983 c 41, as amended, formerly Subsection 1(3) of the Municipal Amendment Act empowers a municipal Council to pass by-laws for licensing, regulating and governing persons who carry on the business of leasing mobile signs;

AND WHEREAS the Council of the Corporation of the City of Mississauga has enacted By-law 876-83, a by-law to prohibit and regulate the posting of portable signs;

AND WHEREAS paragraph 3(1)(d) of By-law 876-83 exempts from Section 2 of the by-law persons licensed under the Municipal Amendment Act, 1983 Subsection 1(3);

NOW THEREFORE the Council for the Corporation of the City of Mississauga ENACTS as follows:

I - ADMINISTRATION AND GENERAL PROVISIONS

DEFINITIONS

1. In this by-law,

- (1) "Appeal Committee" means a Committee of Council duly appointed by by-law to conduct hearings under this by-law;
- (2) "applicant" means a person applying for a licence under this by-law;
- (3) "city" means the City of Mississauga in the Regional Municipality of Peel;
- (4) "corporation" means the Corporation of the City of Mississauga;
- (5) "council" means the Council for the Corporation of the City of Mississauga;
- (6) "grade" means the average level of proposed or finished ground adjoining a building at all of the exterior walls or the mobile sign structure at the point of contact with the ground;

4B-3-d

- (7) "licence" means the certificate issued under this by-law as proof of licensing under this by-law;
- (8) "licensee" means the person licensed under this by-law;
- (9) "license administrator" means the Corporation's Commissioner of Building, Licensing and Zoning or his designate;
- (10) "licensed" means licensed under this by-law;
- (11) "lot" means any parcel of land used or intended to be used for a particular purpose whether or not such parcel is described in a registered deed or shown on a registered plan of subdivision;
- (12) "mobile sign" means a sign which is specifically designed or intended to be readily moved from one location to another, and which does not rely on a building or fixed foundation for its structural support, and shall include portable and relocatable signs and 'A-Board' signs but does not include a sign attached to a vehicle where the principal use of the vehicle is the transportation of people, goods and other materials;
- (13) "mobile sign permit" means a mobile sign permit issued under this by-law.
- (14) "sign" means any medium including its structure and other component parts which is used or capable of being used to attract attention to a specific matter other than itself, for identification, information or adverse purposes;
- (15) "sign area" means the area of a sign face;
- (16) "sign face" means the area of the sign upon which the message is displayed but does not include the sign structure;

LICENSING

Licensing Section

- 2. The licence administrator shall:
 - (a) receive and process all applications for licences and for renewal of licences to be issued under this by-law;

- (b) issue licences to and renew licences for persons who meet the requirements of this by-law;
- (c) enforce the provisions of this by-law;
- (d) generally perform all the administrative functions conferred upon him by this by-law.

Licensing Required

- 3. (1) No person shall carry on the business of leasing mobile signs in the city unless he is licensed.
- (2) For the purposes of subsection 1 a person whose principal source of business income comes from the leasing of mobile signs shall be in the business of leasing mobile signs.
- (3) For the purposes of subsection 1, a person who, from a location outside the city, carries on the business of leasing mobile signs shall be deemed to be carrying on business in the city if the person locates or permits the location of his mobile signs in the city.

Licensing Prerequisites

- 4. (1) No person shall be licensed unless he is at least eighteen (18) years of age, a citizen of Canada, or a landed immigrant.
- (2) The provisions of subsection 1 do not apply to a corporation.

Representation of Licensing

- 5. No person shall publish or cause to be published any representation that he is licensed if he is not.

Application for a Licence and for Renewal of a Licence

- 6. (1) An application for a licence shall be completed on the forms provided by the licence administrator.
- (2) An application for renewal of a licence shall be completed on the forms provided by the licence administrator.
- (3) The content of all forms required to be provided under subsections (1) to (3) shall be approved by Resolution of Council.

UB-37

Submission of Licence Application to Licensing Section

7. (1) A completed application for a licence or for renewal of a licence shall be delivered to the licence administrator and shall be accompanied by:
- (a) the fee in the appropriate amount as set out in Section 8 to this by-law; and
 - (b) if the applicant is a corporation, a copy of the incorporating document and a copy of the last annual information return filed with the appropriate government department or Ministry; and,
 - (c) if the applicant is a registered partnership, a copy of the registered declaration of partnership.

FEE

8. A fee of \$250 shall be submitted annually with the application for the issuance of a licence or renewal of a licence.

Issue of Licence

9. When an application for a licence is made in accordance with the provisions of this by-law and the applicant meets all the requirements of this by-law the licence administrator shall issue a licence which shall set out the expiry date of the licence in accordance with Section 11 to this by-law and the applicant shall thereby be licensed.

Renewal of Licence

10. Every application for renewal of a licence, shall be delivered to the licence administrator before the expiry date of the licence as set out in Section 11.

Term of Licence

11. Every licence issued under this by-law shall be valid for a period of one year effective from the date of enactment of this by-law.

Licence Transferable

12. The licence issued under this by-law shall not be transferable.

UB-3-g

- 5 -

Grounds for Refusal to Issue or to Renew a Licence

13. An applicant is entitled to be licensed and a licensee is entitled to have his licence renewed except where:
- (1) having regard to his financial position, the applicant or licensee cannot reasonably be expected to be financially responsible in the conduct of the business which is to be licensed or is licensed;
 - (2) the past conduct of the applicant or licensee affords reasonable grounds for the belief that the applicant or licensee will not carry on the activity for which he is to be licensed or to continue to be licensed in accordance with law and with integrity and honesty;
 - (3) the issuance of the licence or renewal of the licence would be contrary to the public interest;
 - (4) the applicant or licensee is carrying on activities that are, or will be, if the applicant is licensed, in contravention of this by-law; or
 - (5) if the applicant or licensee is a corporation,
 - (i) having regard to its financial position, it cannot reasonably be expected to be financially responsible in the conduct of the business for which it is to be licensed;
 - (ii) the past conduct of the officers or directors affords reasonable grounds for the belief that the applicant or licensee will not carry on the activity for which he is to be licensed or continue to be licensed in accordance with law; or,
 - (iii) the issuance of the licence or renewal of the licence would be contrary to the public interest.

Council's Power to Refuse to Issue a Licence or to Renew a Licence

14. Council may refuse to issue a licence or may refuse to renew a licence where the applicant or licensee would be disentitled to a licence for any of the reasons set out under Section 13.

4B-3-h

Refund of Fee on Refusal to Issue or Renew a Licence

15. When an application for a licence or for renewal of a licence is refused, the licence fee paid shall be fully refunded.

Issuance of a Licence on Terms and Conditions

16. Notwithstanding any other provision of this by-law Council may issue a licence or renew a licence subject to such terms and conditions as are necessary to give effect to this by-law if first consented to by the applicant or licensee; or, if recommended by the Appeal Committee after a hearing as provided in Section 23 of this by-law.

Council's Power to Revoke or Suspend a Licence

17. Council may revoke or suspend a licence where the licensee would be disentitled to a renewal of a licence for the reasons set out under Section 13.

Refund of Fee on Revocation of a Licence

18. (1) When a licence is revoked under Section 17 the licensee is entitled to apply to Council for a refund of that part of the licence fee which is proportionate to the unexpired part of the term for which the licence was issued.
- (2) The provisions of subsection 1 do not apply where the unexpired part of the term is less than four (4) months.

Cancellation Of a Licence

19. (1) A licence issued under this by-law may be cancelled by Council at any time if the owner fails to actively carry on business for a continuous period of sixty (60) days after the issuance of the licence unless the owner can show to the satisfaction of the Appeal Committee just cause for such failure.
- (2) Any licence issued under this by-law may be cancelled by Council at any time upon the written request of the licensee.

UB-3-c

- 7 -

Appeals to the Appeal Committee

20. (1) When an applicant or licensee is not entitled to be licensed or to have his licence renewed for any of the grounds set out in Section 13, the license administrator shall recommend to Council that Council refuse to issue or refuse to renew the licence or that Council suspend or revoke the licence or subject to Section 16, that Council issue a licence on terms and conditions.
- (2) Before Council refuses to issue or refuses to renew a licence, or revokes or suspends or cancels a licence, a written notice advising the applicant or licensee of the recommendation being made by the licence administrator to Council with respect to the licence shall be given to the applicant or licensee by the license administrator.
- (3) The written notice to be given under subsection 2, shall:
- (i) set out the grounds for the recommendation;
 - (ii) give reasonable particulars of the grounds for the recommendation;
 - (iii) be signed by the license administrator;
 - (iv) inform the applicant or licensee that he is entitled to a hearing before the Appeal Committee if he delivers within seven (7) days after the date of service of the written notice or the date of personal service of the written notice, whichever is the later, a written request for a hearing before the Appeal Committee.

Notice of Hearing

21. On receipt of a written request for a hearing from an applicant or a licensee the Corporation's Clerk shall convene a meeting of the Appeal Committee and shall give the applicant or licensee reasonable written notice thereof.

UB-3-j

Service of Written Notice

22. (1) The written notice referred to in Section 20 & 23 is sufficiently served if delivered personally or sent by registered or certified mail addressed to the person to whom service is required to be made according to the licensing section records.
- (2) When service is made by registered or certified mail, the service shall be deemed to be made on the seventh day after the day of mailing unless the person on whom service is being made established that he did not, acting in good faith, through absence, accident, illness or other cause beyond his control receive the written notice until a later date.

The Hearing Before the Appeal Committee

23. (1) The provisions of Sections 5 to 16 and 22 to 25 of the Statutory Powers Procedure Act shall apply to all hearings conducted by the Appeal Committee under this by-law.
- (2) When the applicant or licensee who has been given written notice of the hearing does not attend at the appointed time and place, the Appeal Committee may proceed with the hearing in his absence and the applicant or licensee shall not be entitled to any further notice of the proceedings.
- (3) At the conclusion of a hearing the Appeal Committee shall as soon as practicable, submit a written report on the hearing to Council and the report shall:
- (a) summarize the evidence and the arguments presented by the parties to the hearing;
 - (b) set out the findings of fact and the recommendations made by the Appeal Committee; and,
 - (c) set out the reasons for the recommendations;

UB-3-K

- 9 -

Council After the Hearing

24. Council may uphold or vary the decision of the Appeal Committee or do any act or make any decision that it might have done had it conducted the hearing itself and the applicant or licensee shall not be entitled to a further hearing on the matter before Council and the decision of Council shall be final.

II - MOBILE SIGN PERMITS

Exemption

25. A person licensed under this by-law may erect, display or otherwise use a mobile sign if he first obtains a mobile sign permit as provided in this by-law and complies with the provisions of Part II of this by-law.

Mobile Permit for Licencee

26. A mobile sign permit shall be issued only for the use of a mobile sign which is owned by a licensee.

Application for a Sign Permit

27. A licensee may obtain a mobile sign permit if:
- (a) he completes an application form provided by the licence administrator;
 - (b) he files in duplicate, a plot plan drawn to scale showing:
 - (i) the front lot line and all boundaries of the property on which the mobile sign is proposed to be erected;
 - (ii) the location and the relationship of the proposed mobile sign to all other existing buildings and signs on the property; and
 - (c) he files in duplicate, complete drawings and specifications drawn to scale covering the construction of the mobile sign and its supporting framework; and
 - (d) he pays the permit fee in the amount of \$50.00 for each mobile sign.

4B-3-1

Sign Location

28. (1) A licensee shall erect, display or otherwise use a mobile sign at the permitted locations set out in Schedule 1 to this by-law.
- (2) A licensee shall only erect display or otherwise use one mobile sign on one lot.
- (3) A licensee shall locate a mobile sign in accordance with the information provided on the sign permit application.

Issuance of Sign Permit

29. (1) Where the application meets all the requirements of this by-law a mobile sign permit shall be issued by the Licence Administrator.
- (2) A sign permit shall permit one mobile sign to remain on one lot for a period of 14 days and at least 6 weeks must elapse before another sign permit will be issued for a mobile sign on the same lot.

Restrictions on Sign Use

30. Before a licensee with a mobile sign permit erects, displays or otherwise uses a mobile sign he shall:
- (1) have his name and phone number clearly affixed to the mobile sign at a clearly visible location;
- (2) not place a mobile sign closer than 10 metres (32 feet) from a ground sign located on the same lot;
- (3) not place a mobile sign within 15 metres (50 feet) of the intersection of two or more streets or within 46 metres (150 feet) of a traffic signal;
- (4) not place a mobile sign in a lawful parking space;
- (5) place the mobile sign on private property;
- (6) not use a mobile sign with a sign area greater than 15 square metres (50 square feet);
- (7) not use flashing lights on a mobile sign;
- (8) place the mobile sign at grade;
- (9) use cords with C.S.A. approval and Ontario Hydro Electric Safety Code approval;

4B-3-m

- 11 -

- (10) not place electrical cords or an electrical cord across the surface of the parking lots;
- (11) place the mobile sign so that it does not interfere with vehicular or pedestrian traffic.

Maintenance

31. The licensee shall maintain the mobile sign or cause the mobile sign to be maintained, in a proper state of repair, so that such mobile sign does not become unsafe, unsightly or dangerous, and such mobile sign shall be completely operative at all times.

Schedule Part of By-law

32. The schedule annexed hereto shall be deemed to be part of this by-law.

Penalty

33. Every person who contravenes any of the provisions of this by-law or the attached schedules is guilty of an offence and on conviction liable to a fine of not more than \$2,000 exclusive of costs.

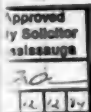
Short Title

34. This by-law shall be known as the Mobile Sign Licensing By-law.

ENACTED and PASSED this _____ day of _____ 1984.

MAYOR

CLERK



0703L/26L

4B-3-n

SCHEDULE 1
TO BY-LAW NUMBER

Mobile signs shall only be permitted to be located on lots within the following zones:

1. Commercial Zones

- (1) Individual free standing retail outlets
- (2) Shopping Centres
- (3) Automobile Commercial
- (4) Motor Vehicle Dealership

2. Industrial Zones

- (1) Only where there are related retail sales.



4B-4

City of Mississauga

MEMORANDUM

To: H. MCCALLION, MAYOR, AND MEMBERS OF
CITY OF MISSISSAUGA COUNCIL

From: IAN W. SCOTT, COMMISSIONER
RECREATION & PARKS DEPARTMENT

Dept. _____

G. C. DATE: DEC 12 1984

C. A. DATE: DEC 17 1984

December 6, 1984

10669

DFC 7-4

I-0306

SUBJECT: Lakeview Golf Course
Pro Shop Agreement

ORIGIN: Recreation and Parks Department

COMMENTS:

In 1974 the Stevenson and Kellogg report recommended that the City investigate its arrangements of providing the Pro-Manager at the Lakeview Golf Course with pro shop facilities on a rent free basis.

In response to this recommendation the Director of Planning and Administration in the Recreation and Parks Department, Mr. L. Love, prepared a memo dated August, 1976 to the Commissioner, Mr. E. M. Halliday, outlining the terms and conditions whereby the pro shop space was provided to the Pro-Manager on a rent free basis.

In summary, Mr. Love's report indicates that there is a cost benefit to the City of having the Pro-Manager operate a pro shop business at the Golf Course on a rent free basis. This is based on the condition that the Pro-Manager provide the staff and furnishings for the pro shop from the proceeds of his business.

A cost comparison was made using the cost per square foot for leasing commercial space in that area of the City at that time. We have undertaken a similar cost comparison for the 1984 operation of the pro-shop (see Appendix A) and have reached a similar conclusion.

Based on these findings and in conjunction with the City's Internal Auditor's report we are recommending that the City enter into a formal agreement with the Pro-Manager of the Lakeview Golf Course. The agreement is to provide the Pro-Manager with 1,050 square feet of space in the Clubhouse building for his use as a golf pro shop business and in return the Pro-Manager will provide the staff, furnishings and equipment for the pro shop from the proceeds of his business.

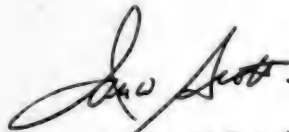
UB-4a

-2-

RECOMMENDATION:

1. That the City of Mississauga enter into a formal agreement with the Pro-Manager of the Lakeview Golf Course.
2. That the agreement provide the Pro-Manager with 1,050 square feet of space in the Clubhouse building for his use as a golf pro shop business and in return the Pro-Manager is to provide the staff, furnishing and equipment for the pro shop from the proceeds of his business.

Approved by:
City Manager



Ian W. Scott, Commissioner,
Recreation and Parks Department

Doc 7947r/0345R
BA:mj

c.c. E. M. Halliday, City Manager
W. H. Munden, City Treasurer

UB-4-h

APPENDIX A

Cost of services provided by Pro-Manager under the existing informal agreement.

Staffing pro shop throughout the golf season
- April to November

- Hours/week (7:00 am to 10:00 pm seven days a week)	105 hours/week
- Number of weeks/seasons (April to November)	33 weeks
- Total hours of operation 105 hours x 33 weeks	3,465 hours/season
- Hourly wage rate part time attendants	\$ 4.15 per hour
- Cost of staffing the pro shop 3,465 hours x \$4.15	\$14,380.00
- Fringe Benefits approximately 11% of Gross Wage	\$ 1,582.00
"A" TOTAL COST TO STAFF PRO SHOP	\$15,962.00

Potential rent based on the existing rates/square foot to lease commercial space in this area.

- Total square footage of existing pro shop	1,050 square feet.
- 1984 Annual Rates/square foot to lease commercial space	\$10.00/square foot
"B" POTENTIAL ANNUAL RENT	\$10,500.00/annum

COST BENEFIT TO THE CITY A - B **\$ 5,462.00**

It is assumed that the City would be required to provide this staff if it were to charge the Pro-Manager a rent for the pro shop. The staff would be responsible to collect green fees, record and balance green fee receipts, answer telephone enquiries and provide information on the golf course, handle complaints on the course and marshall the golf course to ensure that proper conduct and speed of play is maintained on the course.

THIS AGREEMENT made in duplicate the 29th day of October, 1984.

B E T W E E N:

THE CORPORATION OF THE CITY OF MISSISSAUGA
(hereinafter referred to as "the City")

THE PARTY OF THE FIRST PART

- and -

LAWRENCE EDWARDS

(hereinafter referred to as "Mr. Edwards")

THE PARTY OF THE SECOND PART

WHEREAS the City owns and operates a municipal golf course known as the Lakeview Golf Course located at 1190 Dixie Road in the City of Mississauga (hereinafter referred to as "the Course");

AND WHEREAS Mr. Edwards is presently an employee of the City in the position of Golf Course Professional/Manager responsible for management of the Course;

AND WHEREAS the City presently allows Mr. Edwards the exclusive right to operate the pro shop within the Clubhouse at the Course;

AND WHEREAS the parties are desirous of entering into this agreement whereby their respective duties and obligations one to the other in the operation of the pro shop will be set out;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained and other valuable consideration the parties hereto agree as follows:

1. So long as Mr. Edwards is employed as the Golf Professional/Manager within the Recreation and Parks Department of the City, and subject to the terms and conditions contained herein, Mr. Edwards shall have the exclusive right:
 - (a) to operate the pro shop for the sale and rental of golf equipment, and
 - (b) to give golf lessons at the Course and to retain all fees from any such lessons.

4B-4-c

UB-4-d

- 2 -

2. Mr. Edwards shall allow the pro shop to be used as a gathering place for players and for the sale of green fee tickets as well as the sale and rental of golf equipment, but the pro shop shall not be used for any other purpose.
3. The right to sell and rent golf equipment at the Course shall be deemed to include the right to clean, repair and store golf clubs. Mr. Edwards shall retain all revenues from the sale and rental of golf equipment from the pro shop and shall absorb all costs and losses associated with the stocking of golf equipment and the sale and rental of such equipment.
4. The City shall retain all revenues from the sale of green fee tickets and the proceeds from the sale of green fee tickets shall be recorded on a cash register supplied by the City.
5. Mr. Edwards shall retain all revenues from the sale and rental of golf equipment and shall record such proceeds on a cash register supplied by the City.
6. Mr. Edwards shall ensure that the pro shop is open for business at all times when the Course is open for play and in lieu of paying rent to the City for the use of the pro shop shall employ a minimum of two full time staff for the pro shop at his expense, one of which shall be an accredited member of the Canadian Professional Golfers Association and shall act as an assistant pro in Mr. Edwards absence. Mr. Edwards shall be responsible for and shall ensure that the responsibilities of his pro shop staff include the following:
 - (i) to open and close the course, snack bar/lounge and pro shop daily at the times as directed by the City;
 - (ii) to co-ordinate the sale of green fee tickets, to collect all the green fee revenues and to record all ticket sales and revenues in such manner as required by the City.

UB-H-2

- (iii) to receive all complaints and problems in regard to the Course operation and to make all efforts to solve such complaints and problems in an appropriate manner.
 - (iv) to provide temporary assistance in the snack bar/lounge if situations should arise requiring additional help.
 - (v) to carry out the duties of official starter at the start and end of the playing season when the City has not employed a full time starter.
 - (vi) to clean, paint, and assemble furnishings and displays in the pro shop.
 - (vii) to marshall the golf course to ensure that proper conduct and speed of play are maintained at all times.
8. Mr. Edwards shall maintain in full force and effect at his expense casualty and liability insurance in respect of the operation of the pro shop and shall provide to the City evidence of such insurance which shall be satisfactory to the City in amount, form and issuer.
9. Mr. Edwards shall pay as and when they fall due any taxes and rates charged, assessed or levied in respect of any business or other activities carried on or in the pro shop.
10. Mr. Edwards shall operate the pro shop in a reputable manner and shall ensure that nothing shall be done, omitted or permitted in or upon the pro shop which shall be or result in a nuisance.
11. Mr. Edwards shall forthwith upon notice remove any signs, decorations or displays from the pro shop to which the City objects.
12. The City and all persons authorized by it shall have the right from time to time to enter the pro shop for any purpose and such entry shall not be deemed to be an interference with the privileges hereby granted.

UB-4-8

- 4 -

13. The City shall provide a burglar alarm system for the pro shop in conjunction with the other areas of the Clubhouse. The City shall also provide electric power and telephones required in the pro shop and shall pay all accounts in connection therewith. All long distance charges made on behalf of Mr. Edwards pro shop business shall be the responsibility of Mr. Edwards.
14. Upon termination of his employment as Golf Professional/Manager or upon breach of any of the terms or conditions contained in this agreement, Mr. Edwards shall forthwith remove all merchandise and other property belonging to him from the pro shop and leave the pro shop in good order and condition.
15. Any reference in this agreement to the words "as directed by the City", "as the City may require", or similar expression shall be construed to mean the written directions of the City's Commissioner of Recreation and Parks.
16. The waiver or acquiescence by the City of or in any breach by Mr. Edwards of any term or condition of this agreement shall not be deemed to be a waiver of said term or condition or of any subsequent or any other breach of any other term or condition of this agreement.
17. The use of the pro shop herein granted to Mr. Edwards is personal and cannot be assigned.

IN WITNESS WHEREOF the party of the first part has hereunto annexed its corporate seal under the hands of its proper signing officers and the party of the second part has hereunto set his hand and seal.

THE CORPORATION OF THE CITY OF MISSISSAUGA

MAYOR

CLERK

LAWRENCE EDWARDS

POSITION DESCRIPTION

UB-4-9

POSITION TITLE: GOLF COURSE PRO MANAGER

DEPARTMENT: Recreation and Parks

DIVISION: Parks

REPORTS TO: Parks Division Manager

QUALIFICATIONS:

- A minimum of 5 years experience, in a supervisory position related to the management and operation of a municipal golf course.
- Posses a current, membership in the Canadian Professional Golf Association.
- Posses a demonstrated ability to deal effectively with the public, and operational staff of a municipal golf course.
- Posses formal training and/or related experience necessary to the maintenance, renovation, and construction of golf course lands and buildings.

PRINCIPAL REQUIREMENTS:

- Assume direct responsibility for all golf course operations.
- Is required to work 7 days a week including all holidays falling within the golf season from April 1st through November for an average of 40 hours per week. Compensation for all overtime and holiday time worked during the golf season will be granted as time off-in-lieu at a time acceptable to the Department Head.
- All vacation time is to be taken during the winter season after the golf course has been closed at the Department Head's discretion.

DUTIES:

STAFF:

- Co-ordinate the operational staff of the golf course and snack bar/lounge operations, which involves the supervision of 16 grounds maintenance staff and 8 snack bar/lounge staff.
- Receive applications, screen, interview and select temporary employees for maintenance positions and snack bar/lounge positions.
- Maintain employee records, prepare weekly payroll sheets and process same.

UB-4-h

- 2 -

Co-ordinate the scheduling of staff for required shifts.

- Devise and carry out training programmes and revised methods of operation for all golf course staff.
- Ensure all safety rules and regulations are followed by operational staff.

GROUPS MAINTENANCE:

- Determine if the golf course will be operational and open for play based on inclement weather and ground conditions.
- Determine the daily operating hours of the golf course according to the time of year.
- Ensure that maintenance functions are carried out according to schedule and with the least disruption to the patrons; i.e. grass cutting, trimming, irrigation, weed spraying, top dressing, overseeding, sodding, placement of hole cups, placement of tee blocks, leaf pickup, bridge repairs, pathway repairs, and any new construction.
- Co-ordinate the stocking and ordering of all materials and supplies required for golf course maintenance operations as well as the purchase, repair and replacement of equipment.

BUILDING OPERATIONS:

- Co-ordinate the stocking and ordering of all supplies for the snack bar/lounge operation.
- Establish prices for merchandise in the snack bar/lounge, ensure stock is varied according to market demands and maintain an inventory of stock.
- Ensure that the Club House area is cleaned daily and maintained in an acceptable condition.

COURSE SHUT DOWN:

- Co-ordinate the shut down and winterizing of the snack bar and golf course - irrigation lines, fencing of tees and greens, water lines in unheated portion of Club House at the end of the playing season and inspect golf course to prepare a works programme to carry out repairs for the next playing season.

ON COURSE:

- Tour the golf course on a daily basis to inspect conditions and to regulate the flow of play.

413-4-1

- Act as authority on the rules of golf, for the purpose of settling disputes involved with play.
- Ensure all rules and regulations of the City of Mississauga and the C.P.G.A. are obeyed and enforced on the golf course property.
- Investigate and settle complaints and problems of residents adjoining the golf course property, arising from the actions of players on the course, i.e. broken windows, discarded garbage, objectionable language, trespassing.
- Carry out a public relations function with the general public and players, promoting the game of golf and Lakeview Golf Course.
- Carry out periodic checks during the night, of contractor picking worms on the Golf Course.

ADMINISTRATION:

- Responsible to collect all green fee tickets.
- Complete, on a daily basis, the forms necessary for the proper recording and auditing of all receipts from sales in the snack bar/lounge and sales of green fees.
- Arrange for vending machine to be installed and maintained, and maintain records and collect funds from the on-site vending machines and telephone.
- Prepare and make daily bank deposits of all receipts of sales in the snack bar/lounge and sales of green fees.
- Ensure the proper green fee tickets are ordered and printed yearly.
- Prepare and administer annual operating and capital budgets as part of the overall Department Budget preparation.
- Make recommendations on new/revised methods of operations and new capital improvements to the facilities.

OTHER DUTIES:

- Assume other job related duties as may be assigned from time to time.